

Park Row



Montrose Drive, Goole, DN14 5XY

£190,000



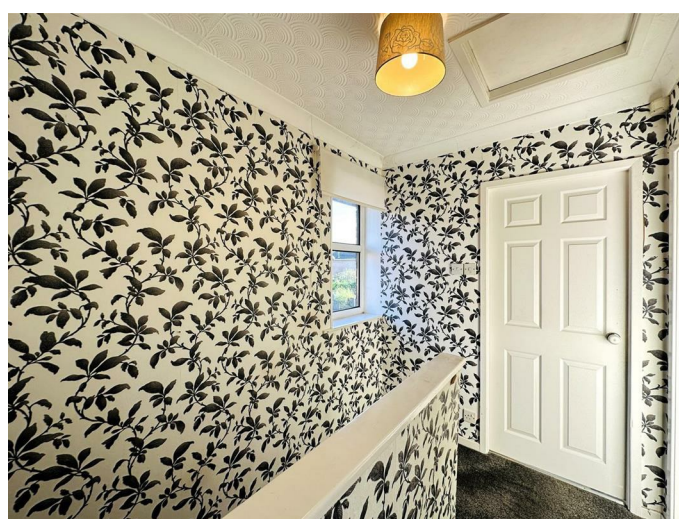
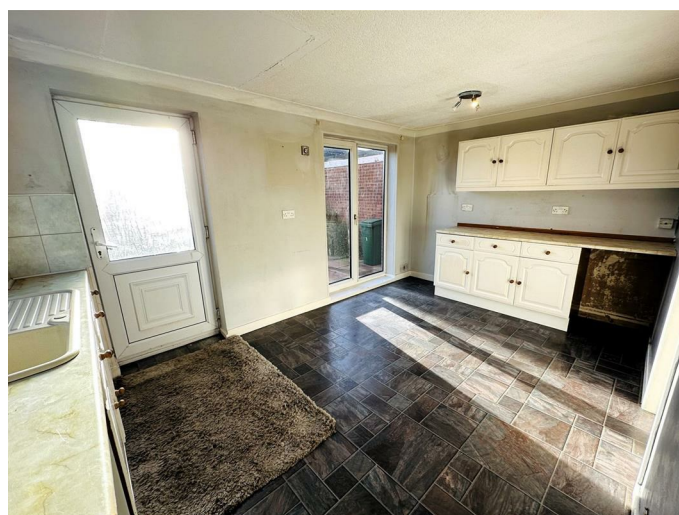
**** READY FOR MODERNISATION ** CLOSE TO SCHOOLS AND TOWN CENTRE ** OFF STREET PARKING ****

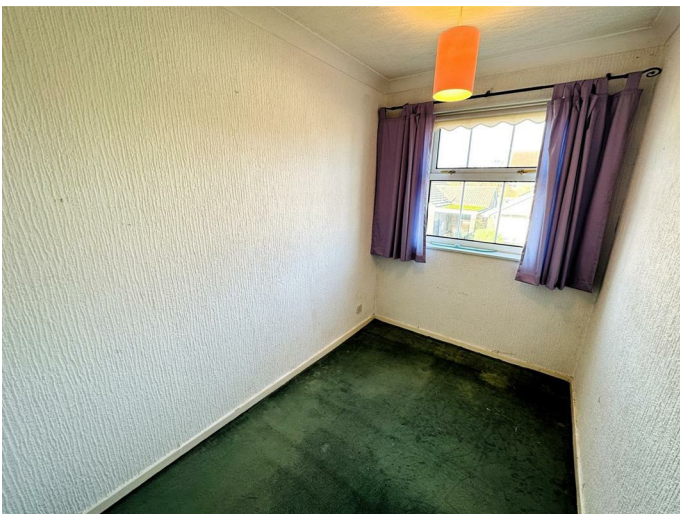
VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



Three bedroom detached home situated in a popular area of Goole and benefits from uPVC double glazing throughout and warm air heating system. The Hall leads through to the Lounge which features a bow window to the front elevation and 'Living Flame' effect gas fire set into a marble back and hearth with decorative timber fire surround. The Kitchen-Diner benefits from a range of base and wall units, plumbing for washing machine and electric cooker point. UPVC double glazed sliding patio doors open onto South-Facing rear garden with tiered patio areas.

The First floor benefits from three bedrooms and shower room. Externally, off street parking is provided for multiple vehicles. with lawned gardens to the front and rear with herbaceously planted borders.





GROUND FLOOR ACCOMMODATION - Hall

8'7" x 4'2" (2.64m x 1.29m)

Lounge

16'7" x 11'11" (5.07m x 3.64m)

Kitchen/Diner

15'0" x 10'6" (4.59m x 3.22m)

FIRST FLOOR ACCOMMODATION - Landing

Bedroom One

14'5" x 8'10" (4.41m x 2.70m)

Bedroom Two

11'9" x 8'10" (3.59m x 2.70m)

Bedroom Three

9'6" x 5'11" (2.91m x 1.81m)

Shower Room

6'4" x 5'8" (1.94m x 1.74m)

Directions

From our branch on Pasture Road head south towards Second Avenue and turn left onto Boothferry Road. Then, turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street turns left and becomes Hook Road. Next, turn left onto Wentworth Drive, then right onto Bretton Avenue and finally, left onto Montrose Drive .

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Band: B

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many

companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

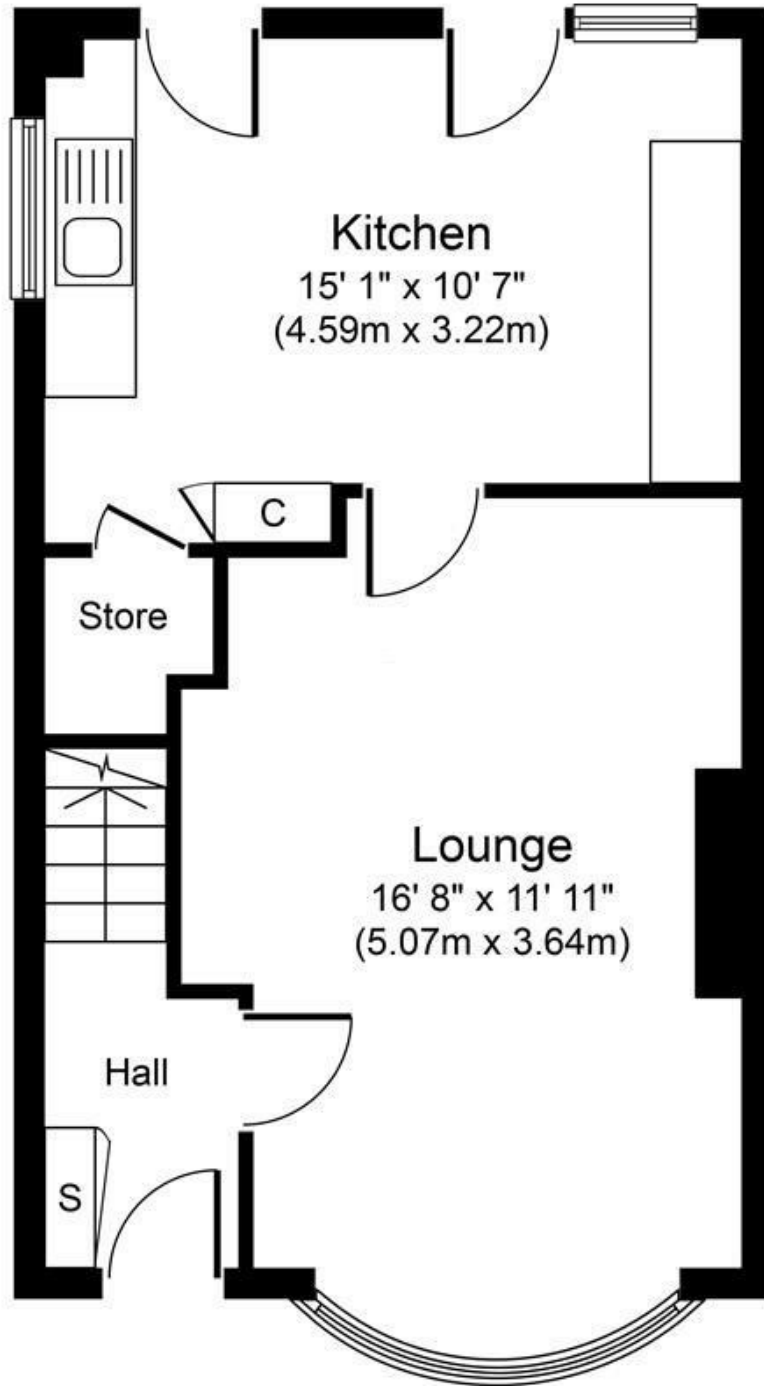
TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

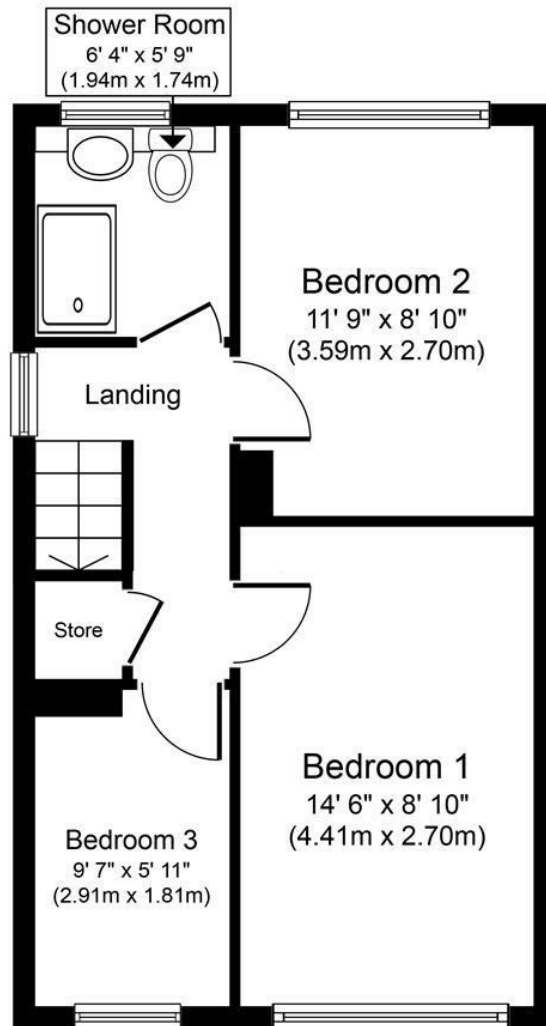
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
412 sq. ft.
(38.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
400 sq. ft.
(37.2 sq. m.)

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T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
 goole@parkrow.co.uk

