

# Park Row



**Broad Lane, Sykehouse, Goole, DN14 9AT**

**Offers Over £325,000**



**\*\* CHARACTERFUL PROPERTY \*\* DESIRABLE VILLAGE LOCATION \*\*** Previously a trio of farm cottages and situated in the desirable village of Sykehouse, this family home briefly comprises: Dining Area, Lounge Area, Kitchen, Study Area, Utility, Rear Hall and Ground Floor w.c. The First Floor is split into two sections and includes: four bedrooms and two bathrooms. Externally there is an enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





## GROUND FLOOR ACCOMMODATION

### Entrance

Wood effect uPVC door with top section having double glazed frosted panel to the front elevation leading into:

### Open Plan Living Area

### Dining Area

14'7" x 12'5" (4.46m x 3.80m )



Multi stove inset to fireplace with brick surround, tiled hearth and timber mantle.



UPVC double glazed sash style windows to the front elevation, storage cupboard and 'Yorkshire Limestone' flooring benefitting from underfloor heating. Aperture flowing through into:

### Lounge Area

19'9" x 10'4" (6.04m x 3.16m )



UPVC double glazed sash style windows to the front elevation. UPVC double glazed windows to the rear elevation, feature beams and television point.





## Kitchen

14'7" x 11'9" (4.46m x 3.60m )



Range of white fronted base and wall units with brushed chrome bowed handles and underlighting to wall units. One and half bowl stainless steel sink and drainer with chrome mixer tap over set into wood effect laminate work surface with splashback. Integrated appliances include: 'Siemens' double oven with top section having microwave facility, four ring ceramic induction hob with brushed steel electric extractor fan over benefitting from downlighting. Further integrated appliances include: fridge, freezer and dishwasher. UPVC double glazed French doors to the rear elevation leading out to patio/garden. UPVC double glazed window to the rear elevation. 'Yorkshire Limestone' flooring benefitting from underfloor heating.



Stairs leading to First Floor Accommodation.

## Study Area

12'9" x 10'0" (3.89m x 3.07m )



Feature fireplace with brick surround and timber mantle. UPVC sash style window and wood effect uPVC door to the front elevation. Feature beams to ceiling and storage cupboard.



Door leading into:

### Utility

15'8" x 6'5" (4.80m x 1.96m )



White fronted base and wall units. Single bowl stainless steel sink and drainer with chrome taps over set into marble effect laminate work surface. Plumbing for washing machine and tiled effect flooring. UPVC double glazed window to the rear elevation, storage cupboard and stairs leading to First Floor Accommodation with handrail. Further hardwood timber door leading into:

### Rear Hall

3'4" x 3'3" (1.02m x 1.01m )

UPVC door with top section having double glazed panel to the rear elevation. UPVC double glazed window to the side elevation. Tiled effect cushion flooring and door leading into:

### Ground Floor W.C

5'3" x 3'4" (1.62m x 1.02m )

White low flush w.c with chrome fittings. Timber framed single glazed frosted window to the rear elevation and tiled effect cushion flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Accessed from Kitchen. UPVC double glazed window to the rear elevation giving views over garden and fields beyond. Timber doors leading off.

### Bedroom One

14'5" x 12'1" (4.40m x 3.69m )



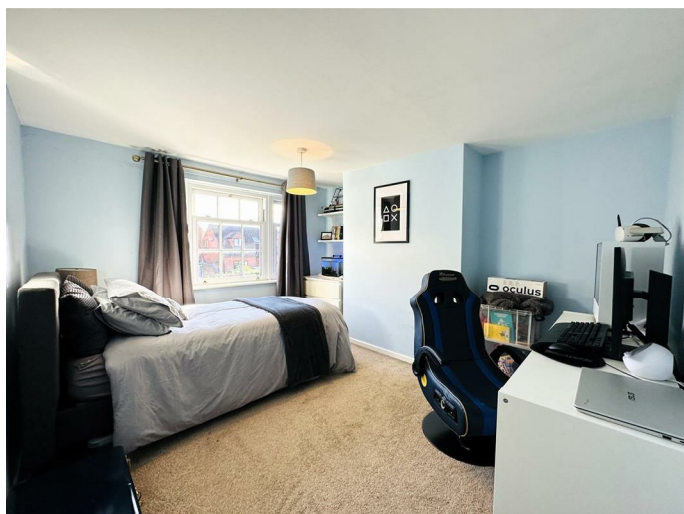
UPVC double glazed sash style windows to the front elevation and loft access.





### Bedroom Two

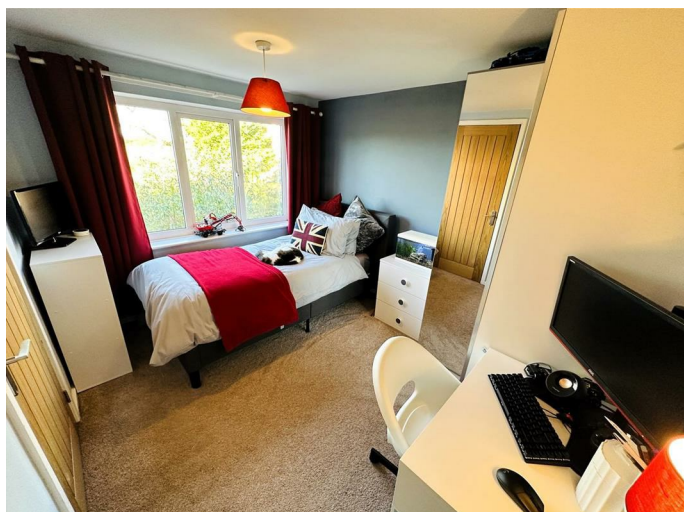
12'0" x 10'4" (3.68m x 3.16m)



UPVC double glazed sash style windows to the front elevation.

### Bedroom Three

10'5" x 8'7" (3.18m x 2.62m)



Storage cupboard with timber door housing hot water cylinder. UPVC double glazed window to the rear elevation giving views of garden and fields beyond.

### Bathroom

10'4" x 6'11" (3.16m x 2.12m)



White panel bath with chrome taps over and white and chrome 'Mira' electric shower. Recessed shelving alcove. Low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. Behind the suite is tiled to mid height and the shower area is tiled to ceiling height. UPVC double glazed frosted window to the rear elevation. Wall mounted 'Dimplex' electric towel rail and painted exposed timber floorboards.

### Landing

Accessed from Utility. UPVC double glazed window to the rear elevation giving views of garden and fields beyond. Storage cupboard and timber doors leading off.

### Bedroom Four

11'9" x 10'2" (3.60m x 3.10m)



Range of storage cupboards and fitted wardrobes. UPVC double glazed sash style window to the front elevation. Loft access.



## Bathroom

11'11" x 5'9" (3.64m x 1.77m )



White panel bath with chrome taps over and 'Mira' white shower over. The bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. UPVC double glazed window to the rear elevation giving views of garden and fields beyond.

## EXTERIOR- Front



Decorative stone pathway running along the front with raised crushed slate herbaceous borders and outside lamp. Pathway leading away from the property to wrought iron pedestrian access gate giving access onto pedestrian footpath. Boundaries defined by hedging and wall. Further decorative pedestrian access gate giving access along the side of the property with floodlights.



## Rear



Accessed via decorative pedestrian access gate. Flagged patio area stepping into main garden section which is laid to lawn. Partial stepping stone pathway running through the grass and outside tap. To the bottom of the garden is a further flagged patio area with raised herbaceous borders and mature established trees and shrubs. The rear is fully enclosed with stone wall, timber fence, concrete posts and decorative gravel boards.





### Directions

Take Junction 6 of M18 and continue onto Selby Road/A614. After approximately 4 miles turn left onto Between Rivers Lane. Continue onto Oak Lane, Pincheon Green Lane and onto Marsh Hill Lane. Continue onto Sykehouse Road and then onto Broad Lane where the property can be clearly identified by our Park Road Properties 'For Sale' board.

### Tenure: Freehold

### Local Authority: Doncaster Council

Tax Band: D

### 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.

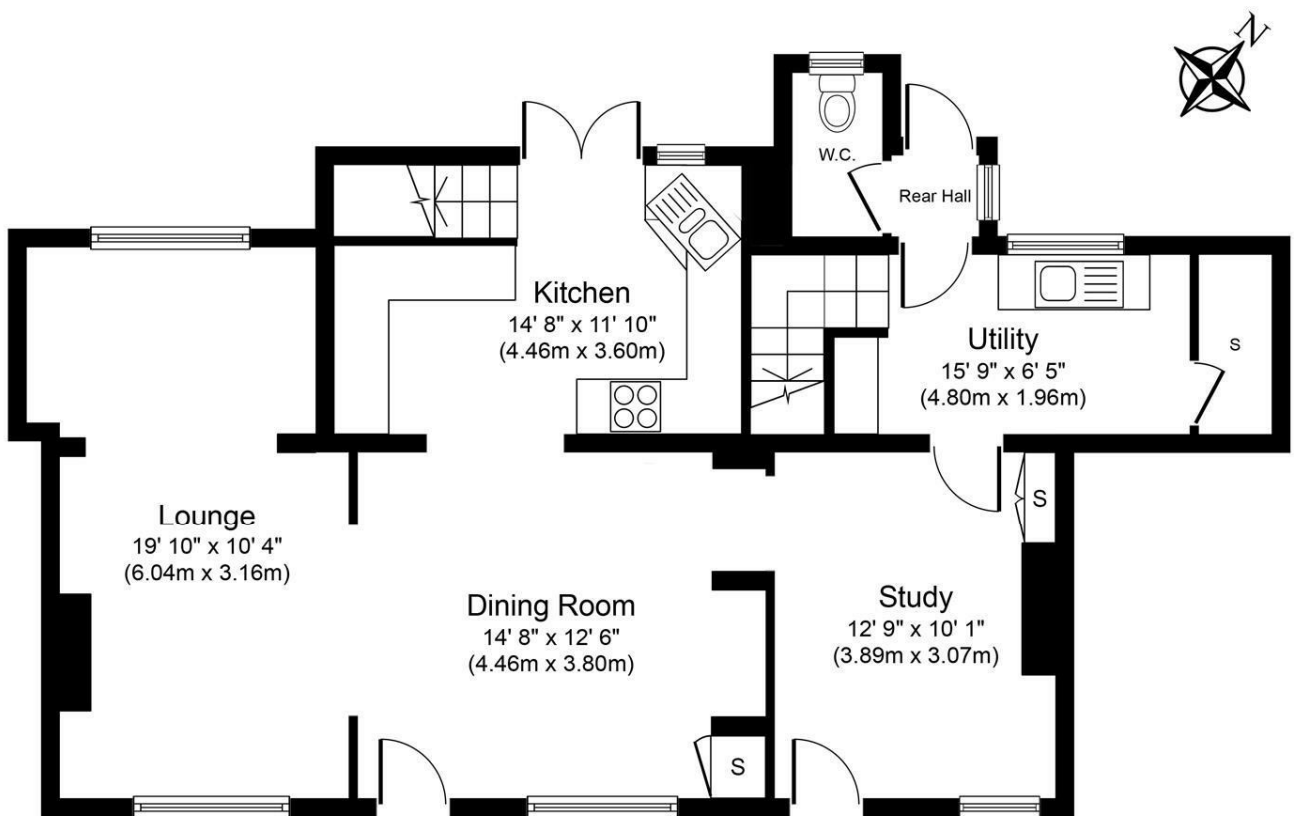
### **VIEWINGS**

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.





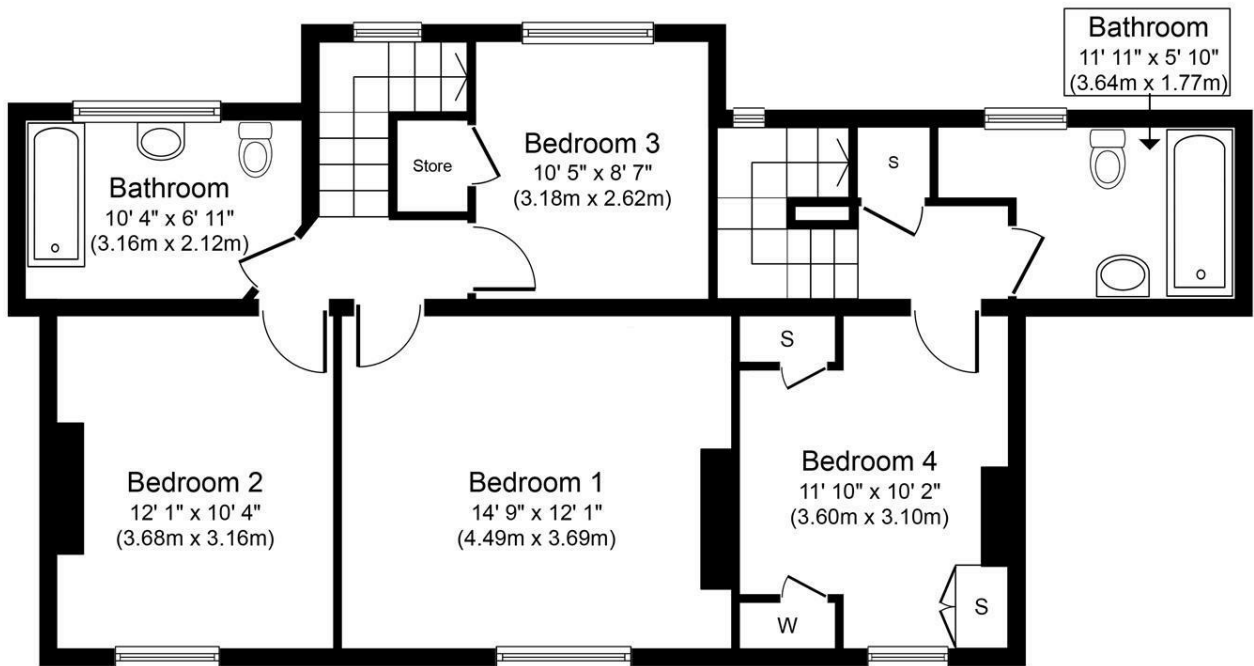


**Ground Floor**  
**Approximate Floor Area**  
**845 sq.ft.**  
**(78.5 sq.m.)**

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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)





**First Floor**  
**Approximate Floor Area**  
**825 sq.ft.**  
**(76.7 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.  
Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

**T** 01405 761199  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		02-10 <b>A</b>	
81-91 <b>B</b>		11-20 <b>B</b>	
69-80 <b>C</b>		21-30 <b>C</b>	
55-68 <b>D</b>		31-40 <b>D</b>	
49-54 <b>E</b>		41-50 <b>E</b>	
35-48 <b>F</b>		51-60 <b>F</b>	
2-34 <b>G</b>	33	61-70 <b>G</b>	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC