

Park Row



Montrose Court, Goole, DN14 5XZ

Offers Over £160,000



**** CONSERVATORY ** FRONT & REAR GARDENS **** Situated in Goole, this detached bungalow briefly comprises: Hallway, Lounge, Kitchen, Conservatory, Bathroom and two bedrooms. Externally, the property benefits from off-street parking, detached garage and gardens. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. 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

UPVC entrance door with double glazed frosted panel, leading into:

Hallway

Built-in storage cupboards, loft access and doors leading off.

Lounge

15'7" x 10'2" (4.75m x 3.12m)



UPVC double glazed bay window to the front elevation. Coal effect gas fire in brass and black finish with marble hearth and timber surround. Central heating radiator and television point.

Kitchen

9'5" x 8'10" (2.89m x 2.70m)



Range of wood effect base and wall units with decorative handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into laminate worksurface with tiled splashback. Plumbing for washing machine and integrated wine rack. Integrated appliances include: Electric oven and four ring

brushed steel gas hob with electric extractor fan over benefiting from downlighting. UPVC double glazed window to the side elevation. Door leading into:



Conservatory

11'6" x 9'6" (3.52m x 2.91m)



UPVC double glazed windows to the three sides, polycarbonate roof and uPVC double glazed door giving access to the rear garden.



Bathroom

6'2" x 6'0" (1.90m x 1.84m)



White and wood panel bath with chrome mixer tap over and integrated shower attachment. White pedestal hand wash basin with chrome taps over. White low flush w.c with chrome fittings. UPVC double glazed frosted window to the side elevation. The room is tiled to mid-height on three walls and has tiled effect flooring.

Bedroom One

12'5" x 10'2" (3.80m x 3.12m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Two

9'5" x 6'11" (2.89m x 2.12m)



UPVC double glazed window to the front elevation and central heating radiator.

External - Front



Lawned garden with herbaceous borders with boundaries defined by timber fences and concrete posts. Concrete driveway leading down the side of the property providing parking for multiple vehicles.

Side

Detached garage with 'up and over' door, uPVC double glazed window to the side elevation and power and lighting. Outside tap and timber pedestrian door giving access to the rear.

Rear



Flagged patio areas and herbaceous borders. The rear is predominately laid to lawn and is fully enclosed with timber fence, timber posts and concrete posts.

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, left onto Montrose Drive and finally left onto Montrose Court.

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Band: B

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.

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:

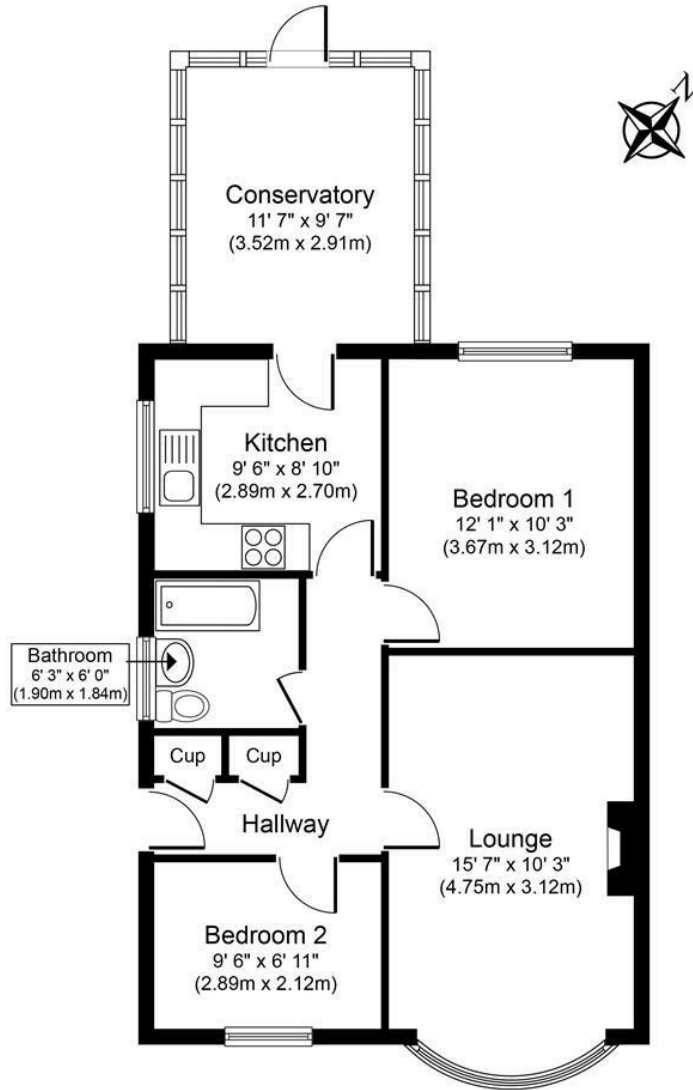


SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.





Approximate Floor Area
689 sq. ft.
(64.0 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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