

Park Row



Salisbury Avenue, Goole, DN14 5JW

Offers Over £160,000



**** NO UPWARD CHAIN ** CLOSE TO AMENITIES **** Situated in Goole, this semi detached property briefly comprises: Porch, Hall, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms, W.C and Shower Room. To the Second Floor is a further bedroom. Externally, the property has an enclosed forecourt area and a detached garage and brick built storage to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE 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

Entrance door with single glazed frosted panels to the front elevation leading into:

Porch

3'11" x 3'10" (1.20m x 1.17m)

Single glazed frosted and coloured panel above the entrance door. Door with further single glazed leaded and coloured panel above leading into:

Hall

Electric storage heater. Stairs leading to First Floor Accommodation with balustrade and spindles and under stairs storage cupboard. Doors leading off.

Lounge

16'4" x 12'7" (4.99m x 3.86m)



UPVC double glazed bay window to the front elevation, electric storage heater, picture rail and coving to ceiling. Feature fireplace with shelves to each side. Sliding doors with length single glazed frosted panel leading into:



Dining Room

13'11" x 11'5" (4.26m x 3.49m)



UPVC double glazed patio doors to the rear elevation. Electric storage heater. Feature fire with brick back and tiled hearth. Picture rail and coving to ceiling.

Kitchen

13'11" x 10'11" (4.26m x 3.33m)



Range of base and wall units. Stainless steel sink set into wood block effect laminate work surface with chrome mixer tap over. Integrated appliances include: oven and ceramic hob with extractor fan over. UPVC double glazed window and uPVC door with single glazed glass panel above to the side elevations; leading to the rear. Sliding door into pantry. Plumbing for washing machine.



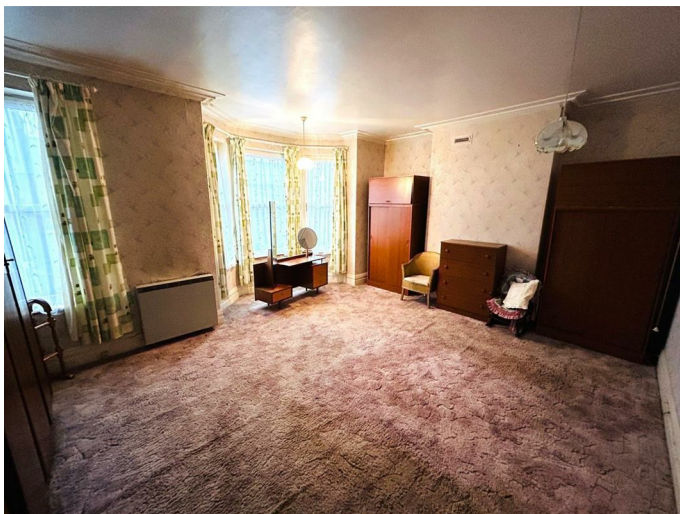
FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles, stairs leading to Second Floor Accommodation and doors leading off.

Bedroom One

17'11" x 16'0" into bay (5.47m x 4.88m into bay)



UPVC double glazed bay window and further uPVC double glazed window to the front elevations. Electric storage heater and coving to ceiling.



Bedroom Two

13'11" x 10'8" (4.25m x 3.26m)



UPVC double glazed window to the rear elevation and picture rail.

Bedroom Three

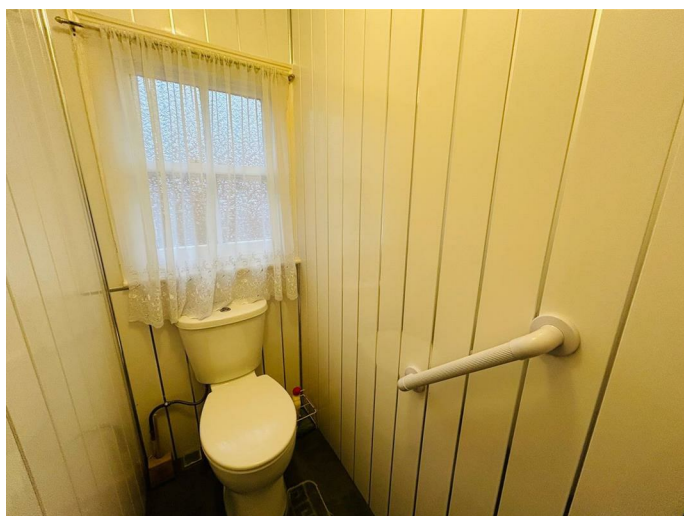
11'1" x 10'11" (3.38m x 3.34m)



UPVC double glazed window to the rear elevation and electric storage heater.

Seperate w.c

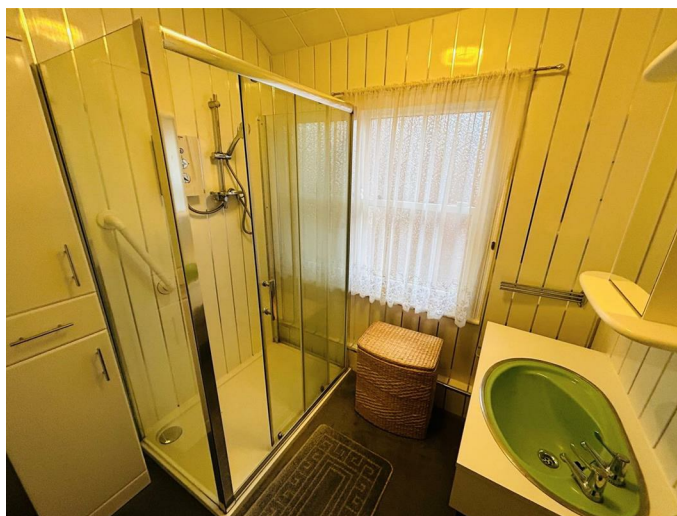
6'1" x 2'10" (1.86m x 0.87m)



White low flush w.c with chrome fittings. UPVC single glazed frosted window to the side elevation.

Shower Room

7'7" x 7'1" (2.32m x 2.17m)



Shower cubicle with chrome trimmed sliding door and white and chrome shower. The room is wet walled to ceiling height. Wash hand basin set with chrome taps over set into white vanity unit. UPVC frosted window to the side elevation and chrome heated towel rail. Storage cupboard housing hot water tank.

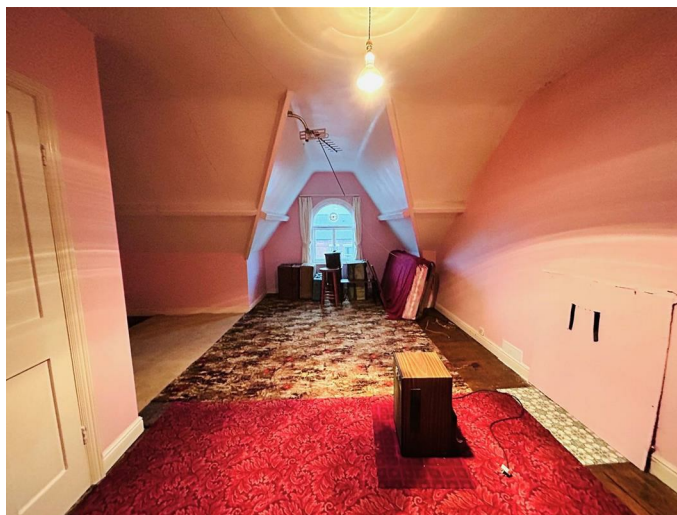
SECOND FLOOR ACCOMMODATION

Landing

Skylight window to the rear elevation and door leading into:

Bedroom Four

23'1" x 16'7" (7.05m x 5.06m)



UPVC single glazed window to the front elevation and skylight window to the rear elevation.

EXTERIOR- Front



Pathway leading to entrance door with decorative pebbled and herbaceous areas. Boundaries defined by brick wall and wrought iron pedestrian access gate giving access onto pedestrian footpath. Pathway leading along the side with outside light and in turn, to the rear.

Rear



Pathway leading along the rear, lawned area and flagged hardstanding area. Two brick built storage areas with timber pedestrian access doors and lighting providing storage space. Detached garage with timber access door, two single glazed windows and 'up and over' door. The rear is fully enclosed with brick wall and timber pedestrian access gate giving access onto rear service lane.



Directions

From our branch on Pasture road head south towards Second Avenue and turn left onto Boothferry Road. 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. Take a left onto Salisbury Avenue where the property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Band: B

TV, BROADBAND AND MOBILE COVERAGE

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

Basic- 17 Mbps

Superfast- 80 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE.

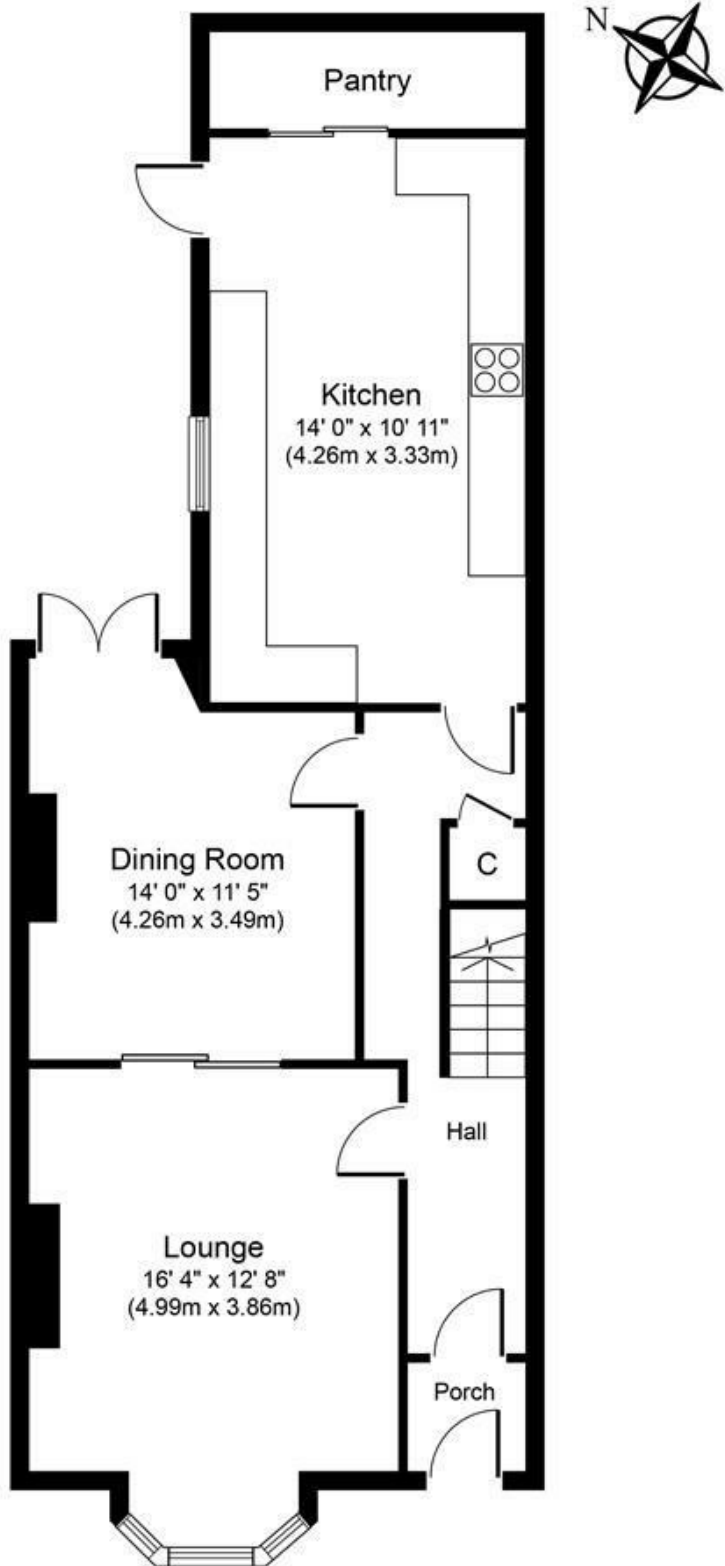
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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

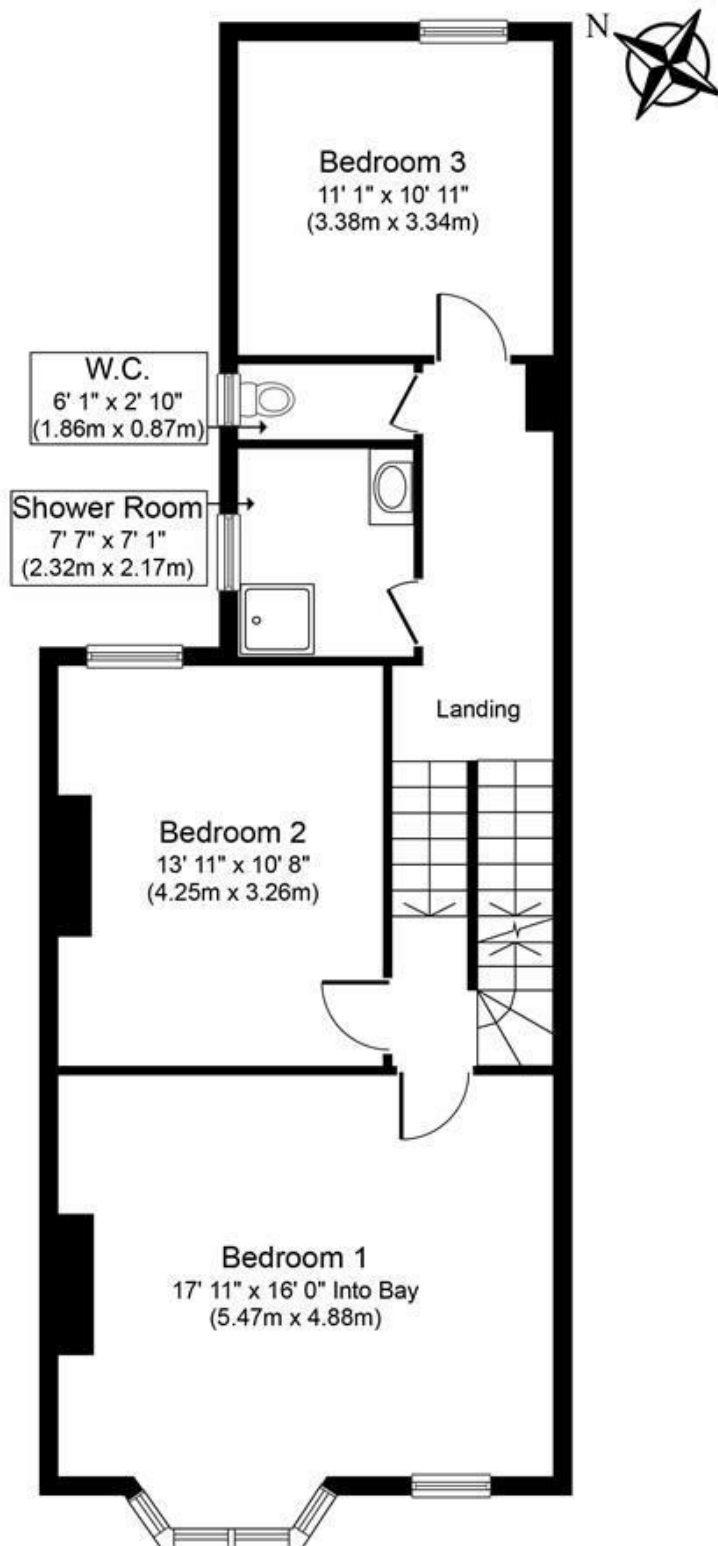
remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
733 sq. ft.
(68.1 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.

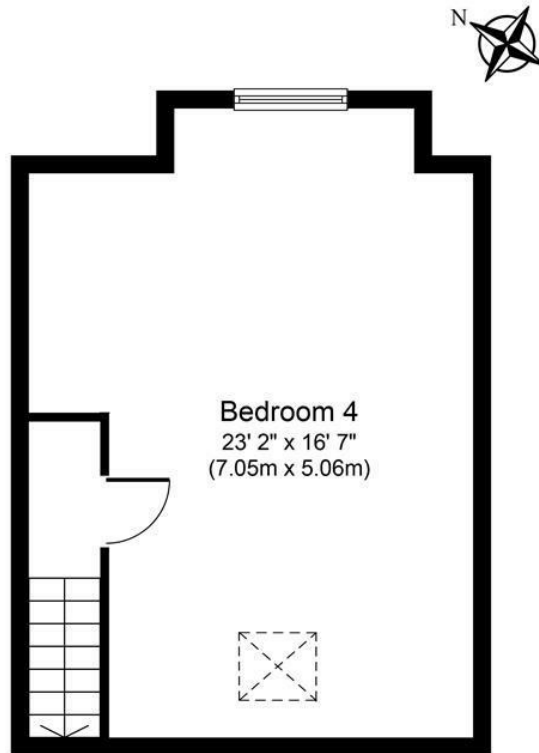
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First Floor
Approximate Floor Area
729 sq. ft.
(67.7 sq. m.)

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Second Floor
Approximate Floor Area
360 sq. ft.
(33.5 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

