

# Park Row



**Flatgate, Howden, Goole, DN14 7AG**

**Offers Over £220,000**



**\*\* DESIRABLE LOCATION \*\* CLOSE TO MOTORWAY LINKS \*\*** Situated in Howden, this detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. Externally, the property benefits from an enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF THIS 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

Hardwood panel door leading into:

### Hall

18'6" x 5'11" (5.64m x 1.81m)



Timber framed single glazed bevelled edge glass skylight window above the front door to the front elevation. Central heating radiator, decorative coving to ceiling and tiled flooring. Stairs leading to First Floor accommodation with balustrade and turned spindles and under stairs storage cupboard. Traditional panel doors leading off.

### Lounge

12'11" x 12'3" (3.94m x 3.75m)



Solid fuel fire with cast back, decorative timber fire surround and tiled hearth. Alcove shelving units. UPVC double glazed sash style window to the front elevation, central heating radiator and television point.



### Kitchen Diner

18'9" x 11'8" (5.73m x 3.56m)



Bespoke kitchen comprising of a range of base and wall units in a 'shaker style' with pewter twist handles. One and a half bowl white ceramic sink and drainer set into solid wood work surface with matching upstand. Gas electric cooker point and plumbing for washing machine. Timber framed single glazed sash window to the rear elevation, central heating radiator and tiled flooring. The dining section has central heating radiator and uPVC double glazed French style doors to the rear elevation leading out to patio/garden area.



## FIRST FLOOR ACCOMMODATION- Landing/Study Area



Balustrade and spindles, loft access and traditional coving to ceiling. Timber framed single glazed sash window to the rear elevation and central heating radiator.



Traditional panel doors leading off.



### Bedroom One

14'11" x 12'10" (4.57m x 3.93m)



Timber framed double glazed sash window to the front elevation, central heating radiator and decorative coving to ceiling.

### Bedroom Two

12'10" x 6'9" (3.92m x 2.06m)

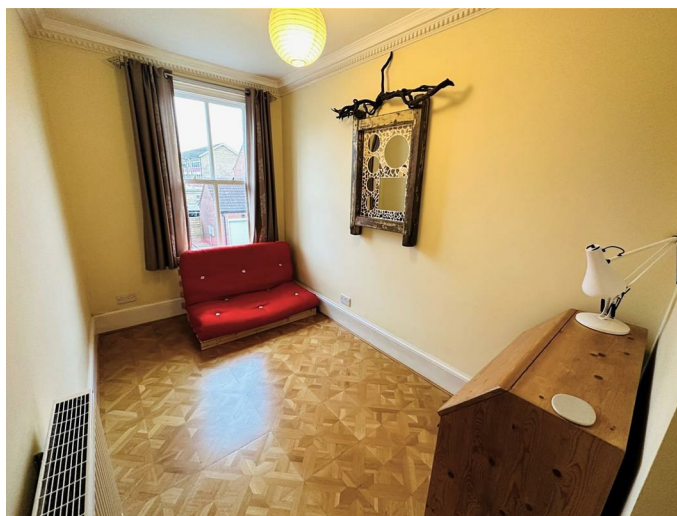


Timber framed double glazed sash window to the front elevation, central heating radiator and decorative coving to ceiling.



### Bedroom Three

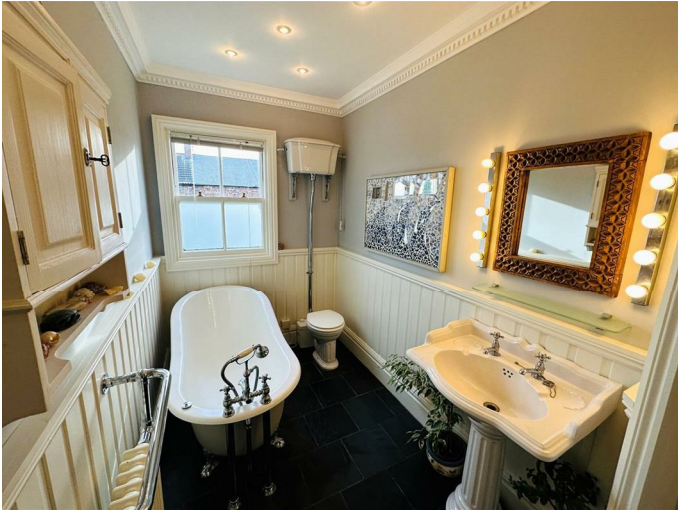
9'0" x 7'3" (2.75m x 2.23m)



Timber framed single glazed sash window to the rear elevation, central heating radiator and decorative coving to ceiling.

## Bathroom

11'8" x 10'4" max (3.57m x 3.16m max )



Freestanding roll top claw footed bath with chrome mixer tap over incorporating chrome shower attachment. Separate shower cubicle with chrome trimmed door, fixed chrome controls and extractor fan. The shower area is tiled to ceiling height. High cistern w.c and white pedestal wash hand basin with chrome taps over. The room is clad to mid height. Traditional style central heating radiator and towel rail. Timber framed single glazed sash window to the rear elevation. Tiled flooring, decorative coving to ceiling and storage cupboard.



## EXTERIOR- Front



Pedestrian footpath. Timber pedestrian access gate onto ginnel, with lighting, giving access into:

## Rear



Halogen floodlight and outside tap. Timber decked patio area with balustrade, newel posts and spindles. The second tier of garden is predominantly laid to lawn with decorative pebbled pathway. Decked sleeper patio area to the bottom of the garden. Boundaries defined by brick wall, timber fence and timber posts.



### Directions

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Flatgate and the property can be clearly identified by a Park Row 'For Sale' board.

### Tenure: Freehold

### Local Authority: East Riding of Yorkshire

Tax Band: A

### TV, BROADBAND AND MOBILE COVERAGE

Mobile Coverage:

EE  
Vodafone  
Three  
O2

Broadband:

Basic  
16 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

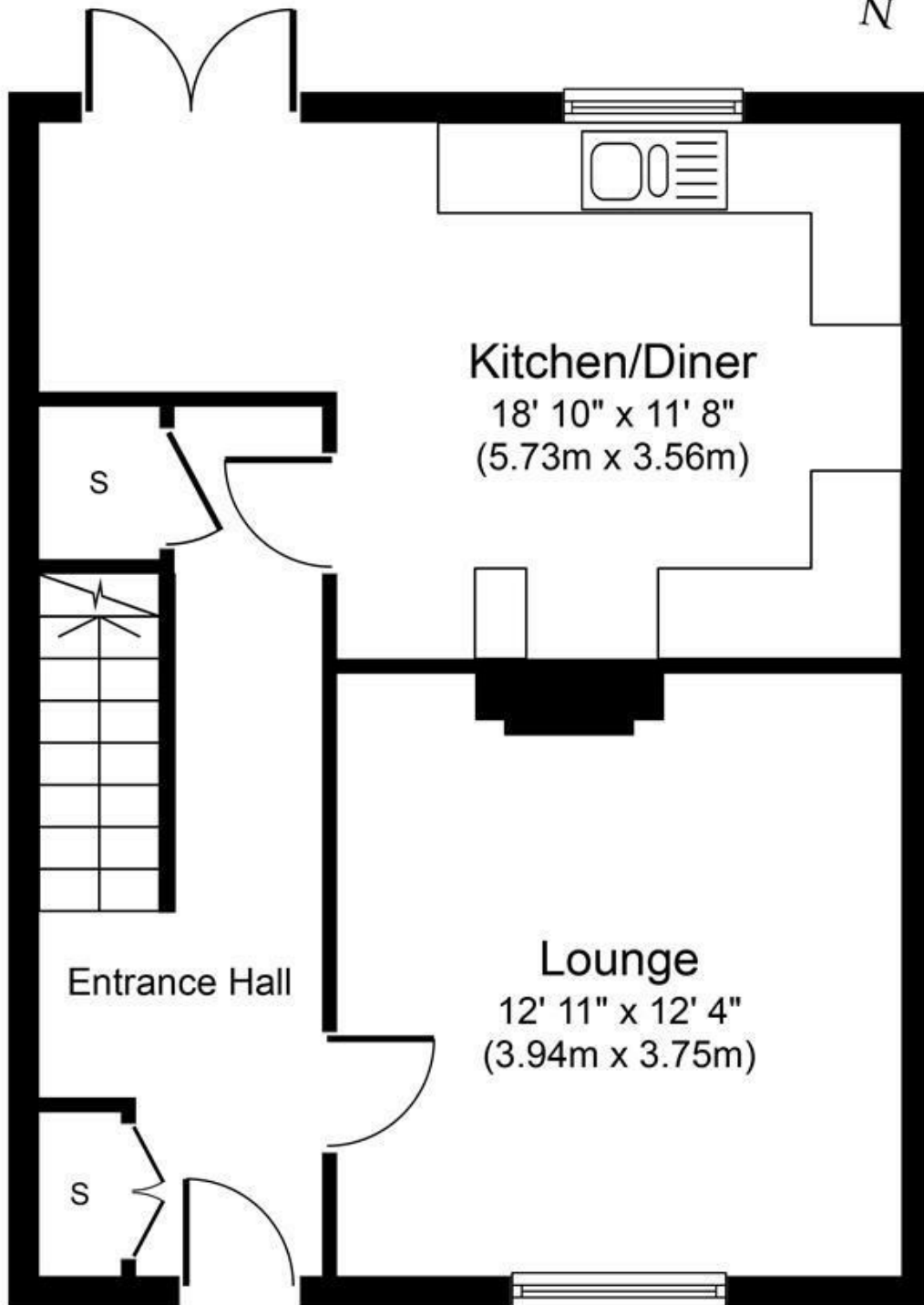
CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

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.



Kitchen/Diner

18' 10" x 11' 8"  
(5.73m x 3.56m)

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Entrance Hall

Lounge

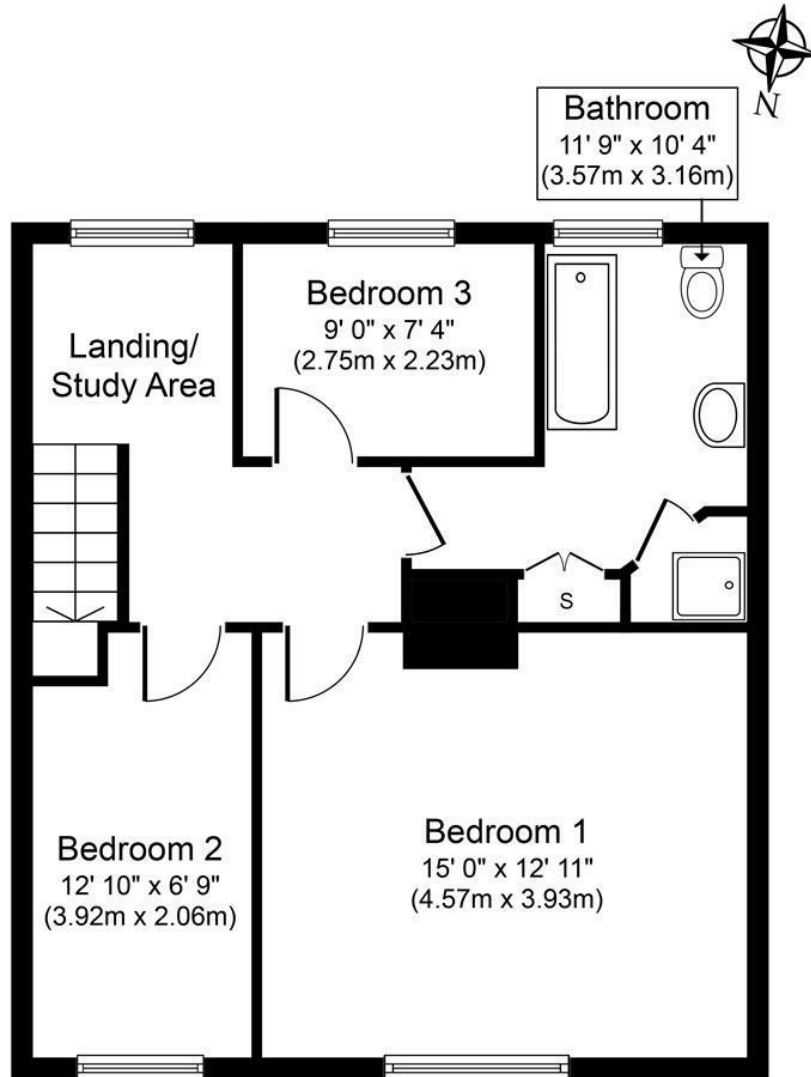
12' 11" x 12' 4"  
(3.94m x 3.75m)

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**Ground Floor**  
**Approximate Floor Area**  
**472 sq. ft.**  
**(43.9 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**  
**555 sq. ft.**  
**(51.5 sq. m.)**

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