

# Park Row



**Beech Grove, Old Goole, Goole, DN14 5UX**

**Offers Over £180,000**



**\*\* ENCLOSED REAR GARDEN \*\* CLOSE TO AMENITIES \*\*** Situated in Old Goole, this Semi-detached family home briefly comprises: Hall, Lounge, Kitchen and Conservatory. To the First Floor are three bedrooms, En-Suite to the Master Bedroom, and Family Bathroom. Externally, the property has a hardstanding to the front, with an enclosed garden to the rear with access to Bar Area and Garage/Store. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE 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

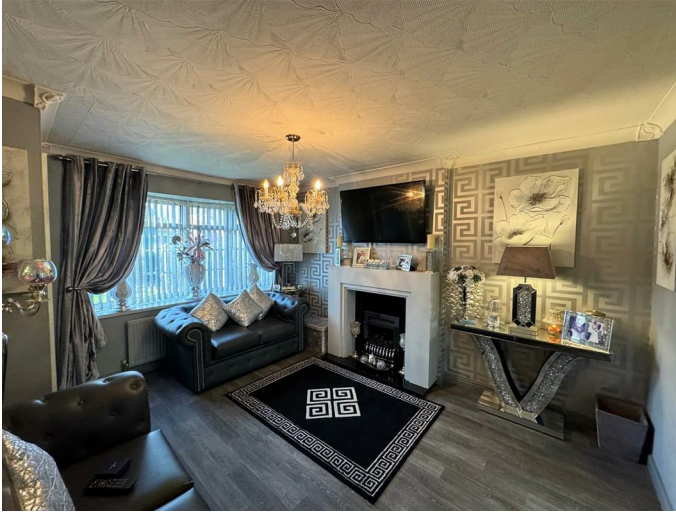
Composite panel effect door with double glazed frosted panels to the front elevation, leading into:

### Hall

Stairs leading to First Floor Accommodation. Central heating radiator, telephone point and wood effect laminate flooring. Door leading into:

### Lounge

13'8" x 11'1" (4.17m x 3.39m)



UPVC double glazed bow window to the front elevation. Living flame gas fire with decorative fire surround, central heating radiator and television point. Understairs storage cupboard and wood effect laminate flooring.



Aperture flowing through into:

### Kitchen

14'2" x 7'10" (4.34m x 2.39m)



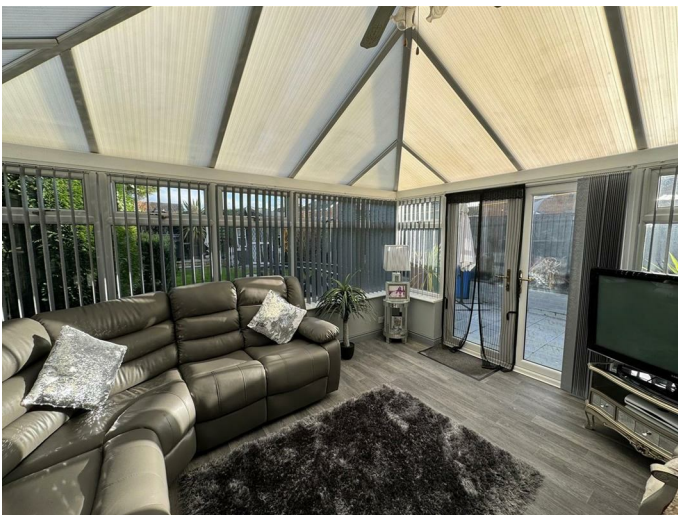
Range of beech effect base, wall and larder units. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. UPVC double glazed window to the rear elevation. Integrated appliances include: fridge, freezer, four ring ceramic hob, electric extractor fan benefitting from downlighting and double electric oven. Wood effect laminate flooring and central heating radiator.



UPVC double glazed French doors leading into:

**Conservatory**

13'6" x 11'0" (4.13m x 3.37m)



UPVC double glazed windows to the rear and side elevations. UPVC double glazed French doors to the side elevation leading to the rear patio. Polycarbonate roof. Central heating radiator and wood effect laminate flooring.



**FIRST FLOOR ACCOMMODATION**

**Landing**

Loft access and doors leading off.

**Bedroom One**

16'3" x 9'4" (4.96m x 2.87m)



UPVC double glazed window to the front elevation. Fitted vanity area and wardrobes. Central heating radiator and television point. Door leading into:



### Bedroom Two

11'2" x 10'9" (3.41m x 3.28m )



UPVC double glazed window to the front elevation. Fitted wardrobes, central heating radiator and television point. Overstairs storage cupboard.

### En-Suite

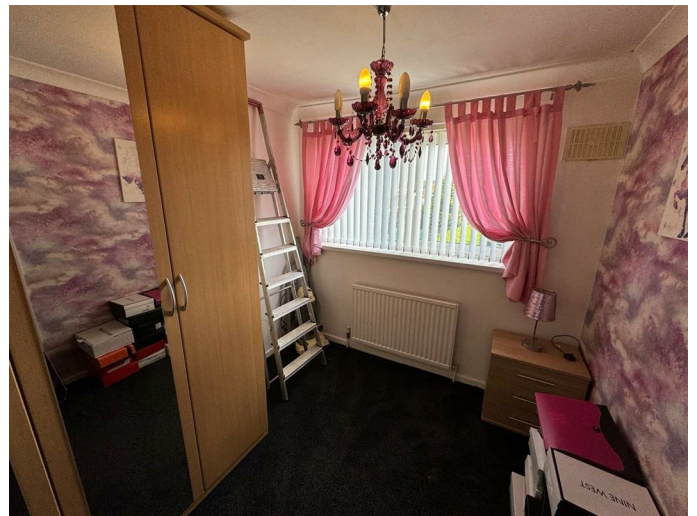
6'1" x 5'5" (1.86m x 1.66m)



UPVC double glazed frosted window to the rear elevation. White panel bath with chrome taps over and white low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The room is tiled to ceiling height and has tiled effect flooring.

### Bedroom Three

9'10" x 7'10" (3.02m x 2.39m)



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

## Bathroom

10'0" x 5'4" (3.07m x 1.64m)



UPVC double glazed frosted window to the rear elevation. Cream panelled bath with chrome taps over and shower head attachment. Cream low flush w.c with chrome fittings and pedestal wash hand basin set into vanity unit with chrome taps over. Separate chrome trimmed shower cubicle and chrome electric shower with fixed shower head. Chrome heated towel rail and wood effect laminate flooring. The room is tiled on all walls to ceiling height.



## EXTERIOR- Front



Wrought iron vehicular access gate. Brick blocked driveway providing off-street parking, leading to 'up and over' garage door. Laid to lawn area with decorative flagged patio area in the centre with water feature. Raised planters and herbaceously planted areas. Outside lamp. Boundaries are defined by brick wall, timber fence and concrete posts.

## Rear

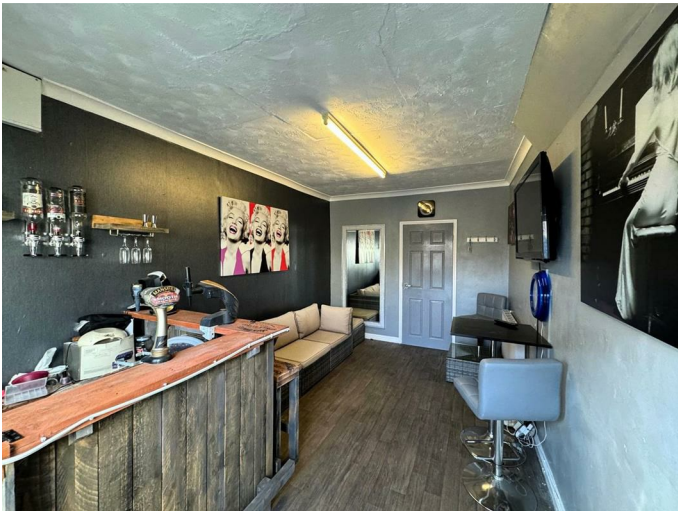


The garden is predominantly laid to lawn with mature established trees and shrubs. Raised flagged patio area to the rear of the garden. Boundaries are defined by hedging, timber fence and concrete posts. Timber bridge over the pond leading to further flagged patio area. UPVC French doors giving access to:



### Bar Area

15'3" x 9'3" (4.67m x 2.84m )



Wood effect laminate flooring and door leading into Garage/Store.



### Directions

From the Goole office on Pasture Road, head south and make a left turn onto Boothferry Road. Take a right onto Coronation Street, follow this on to Lower Bridge Street and then Bridge Street. Take a right on to Cottingham Street and then left onto Manor Road. Finally, take a left onto Beech Grove where the property can be clearly identified by our Park Row 'For Sale' board.

### Local Authority: East Riding Of Yorkshire Council

Tax Band: B

### Tenure: Freehold

### TV, Broadband and Mobile Coverage

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

Basic- 2 Mbps

Superfast- 80 Mbps

Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

### 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.

### Utilities, Broadband and Mobile Coverage

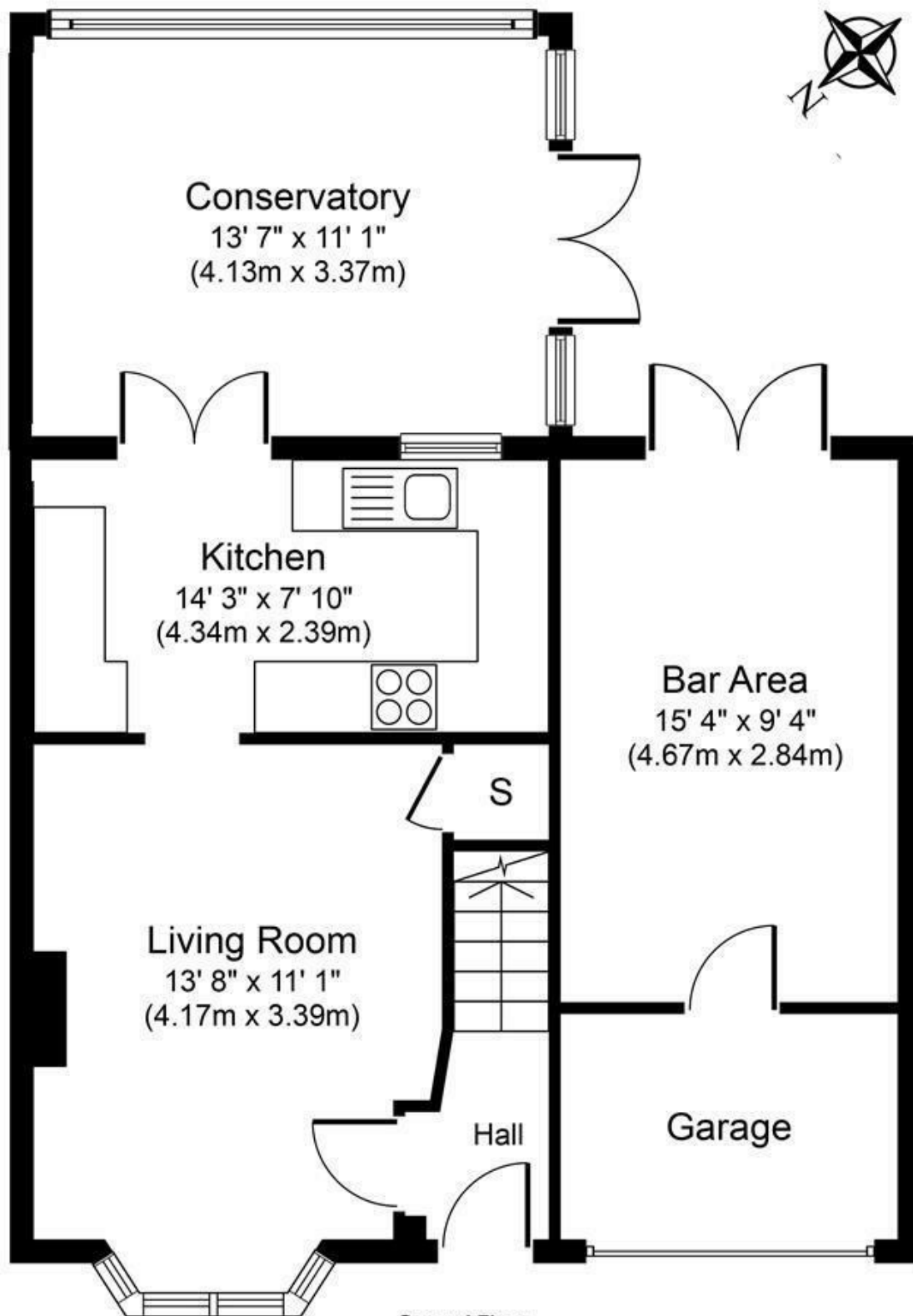
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### Viewings

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.

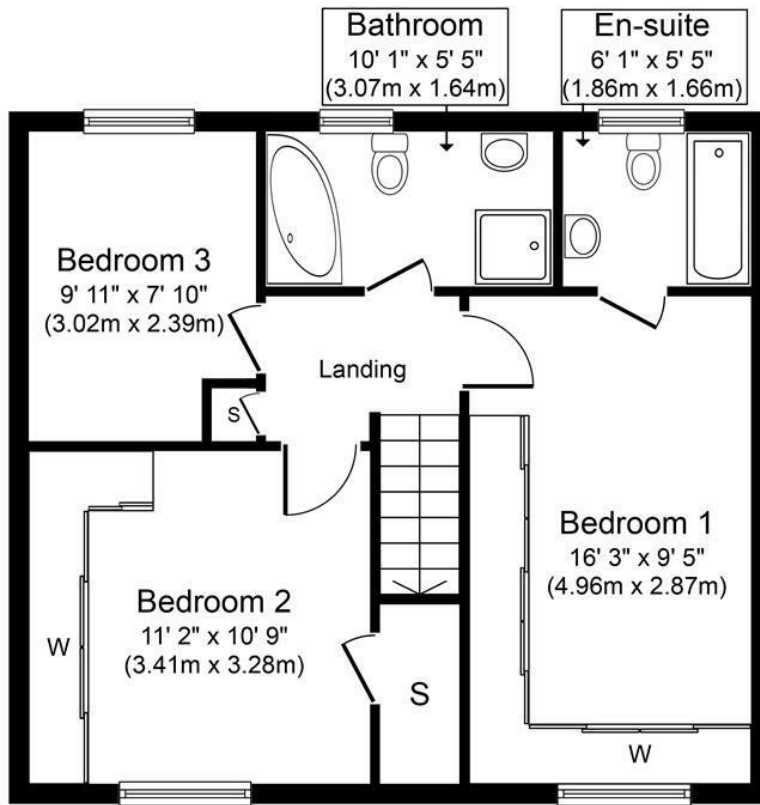


**Ground Floor**  
**Approximate Floor Area**  
**689 sq. ft.**  
**(64.0 sq. m.)**

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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**First Floor**  
Approximate Floor Area  
515 sq. ft.  
(47.8 sq. m.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	