

# Park Row



**Coniston Way, Goole, DN14 6JL**

**Offers Over £190,000**



**\*\*CLOSE TO TOWN CENTRE\*\*ENCLOSED REAR GARDEN\*\*** Situated in the town of Goole, this semi-detached family home briefly comprises: Hall, Lounge Diner and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally, the property benefits from off-street parking and garden to the rear as well as a garage. **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 door with top section having double glazed frosted panel to the side elevation leading into:

### Kitchen

9'11" x 9'9" (3.04m x 2.99m)



Range of maple effect 'Shaker' style base and wall units with brushed chrome T-bar handles with two having glass fronts and glass shelves. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminate work surface and tiled splashback. Integrated electric oven and four ring gas hob with electric extractor fan over benefiting from downlighting. Plumbing for dishwasher and washing machine. Door to understairs storage cupboard housing central heating boiler with timber framed window to side elevation. UPVC double glazed window to the rear elevation, tiled flooring and television point. Door into:



### Hall

14'7" x 6'2" (4.46m x 1.90m)



UPVC double glazed window to front elevation, stairs leading to First Floor Accommodation with balustrade and turned spindles, keypad for intruder alarm and telephone point. Central heating radiator and door into:

### Lounge Diner

20'10" x 13'10" (6.37m x 4.24m)

### Lounge Area



UPVC double glazed bow window to front elevation, central heating radiator and television point.

## Dining Area



UPVC double glazed full length unit and uPVC double glazed tilt and slide door to rear elevation. Central heating radiator.

## First Floor Accommodation

### Landing

UPVC double glazed window to side elevation, loft access, door into storage cupboard and doors leading off.

### Bedroom One

11'0" x 9'7" (3.36m x 2.94m)



Range of fitted wardrobes, uPVC double glazed window to front elevation, central heating radiator and vanity unit.



### Bedroom Two

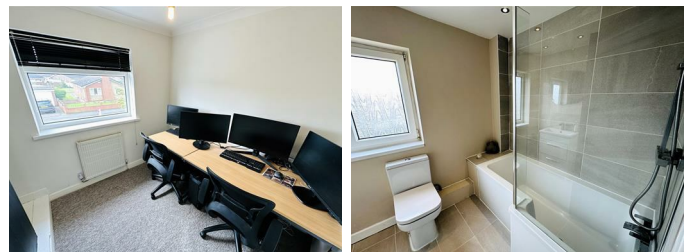
11'6" x 9'7" (3.53m x 2.93m)



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

### Bedroom Three

9'9" x 7'11" (2.98m x 2.42m)



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

## Bathroom

8'8" x 6'7" (2.65m x 2.01m )

White P-shaped bath with chrome mixer tap over, further chrome shower and fixed head shower over and chrome trimmed shower trim. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into white vanity unit and tiled splashback. Chrome heated towel rail, uPVC double glazed frosted window to rear elevation and tiled flooring down.

## EXTERNAL

### Front



Brick blocked pathway along the front of the property, and decorative stoned off street parking and raised herbaceous borders. Boundaries defined by wall. Flagged blocked driveway leading past the front door along the side of the property. Outside lamp.



### Side

Detached garage with 'up and over' style door, floodlight on PIR sensor and wrought iron pedestrian access gate leading into the:

### Rear



Pathway running along the rear, floodlight on PIR sensor, outside tap, sunken feature pond and flagged patio area. Timber pedestrian access door into the garage. Further flagged and stoned patio area to bottom of garden. Predominately laid to lawn with herbaceous borders. Boundaries defined by timber fence, timber posts, gravel boards and brick wall.



## Directions

From our office on Pasture road, continue north onto Westfield Avenue. Next, turn right Newclose Lane and follow it onto Coniston Way where the property can be identified by our Park Row 'For Sale' sign.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

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**

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: FTTP

Mobile: 5G

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.

### **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.

### **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.

### **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.

### **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.

### **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:

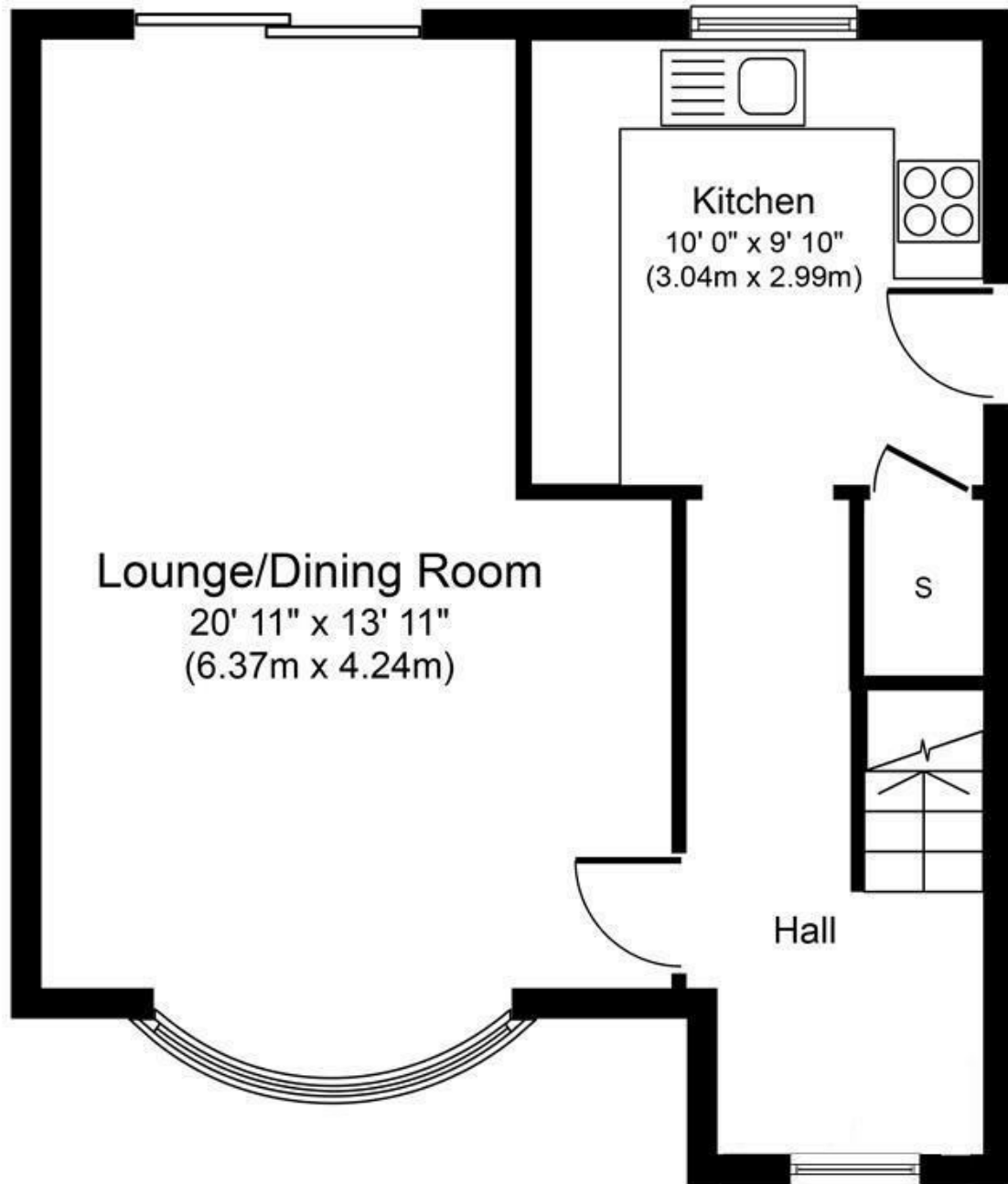
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

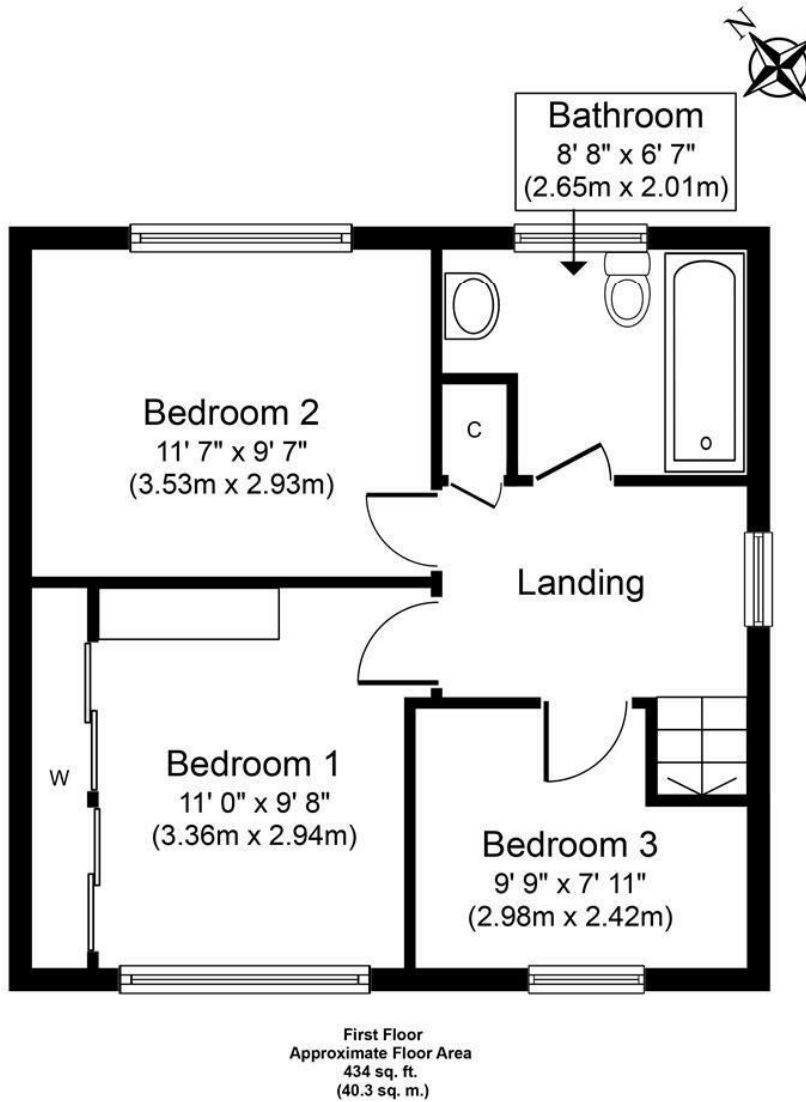
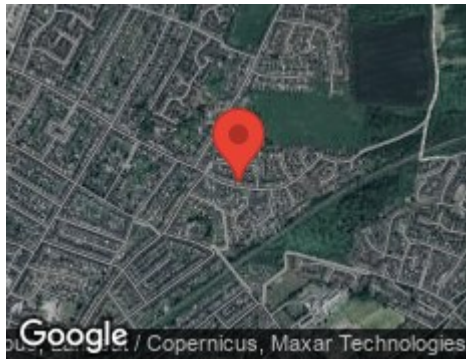
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**467 sq. ft.**  
**(43.4 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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