

# Park Row



**Kingsway, Goole, DN14 5HD**

**Offers Over £130,000**



Offering a superb investment opportunity, this five bedroom property is situated within walking distance of Goole Town Centre and close to commuter links. The property features a well equipped Kitchen and social living area, along with a shower room, bathroom and five bedrooms. Externally, there is an enclosed rear yard with storage. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS 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'

## PROPERTY OVERVIEW

This property would make a great investment with five bedrooms, kitchen, lounge, shower room and bathroom. The vendor has informed us that there are currently three tenants in situ. Double glazing and gas central heating throughout.

## GROUND FLOOR ACCOMMODATION

### Bedroom Five

14'6" x 9'8" (4.44m x 2.95m)

### Lounge

13'1" x 12'11" (4.01m x 3.96m)

### Kitchen

14'3" x 7'8" (4.35m x 2.36m)

### Shower Room

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'1" x 12'5" (3.99m x 3.80m)

### Bedroom Two

10'6" x 10'5" (3.21m x 3.19m)

### Bathroom

10'6" x 7'9" (3.21m x 2.37m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Three

13'2" x 8'8" (4.02m x 2.66m)

### Bedroom Four

13'1" x 12'5" (3.99m x 3.79m)

## EXTERIOR

### Front

Forecourt area.

### Rear

Enclosed rear yard with storage.

## DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and continue on Boothferry Road. At the mini roundabout continue onto Edinburgh Street. Turn left onto Lime Tree Avenue and then right again onto Broadway. Finally turn left onto Kingsway where the property will be clearly identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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 & 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

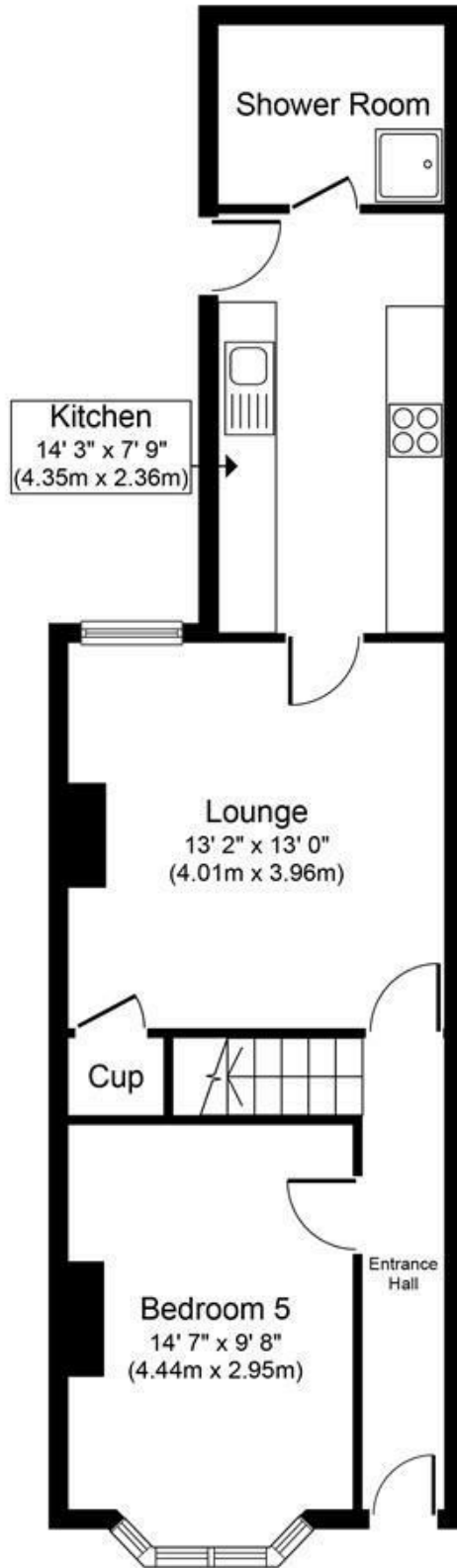
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

GOOLE - 01405 761199  
SELBY - 01757 241124  
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.

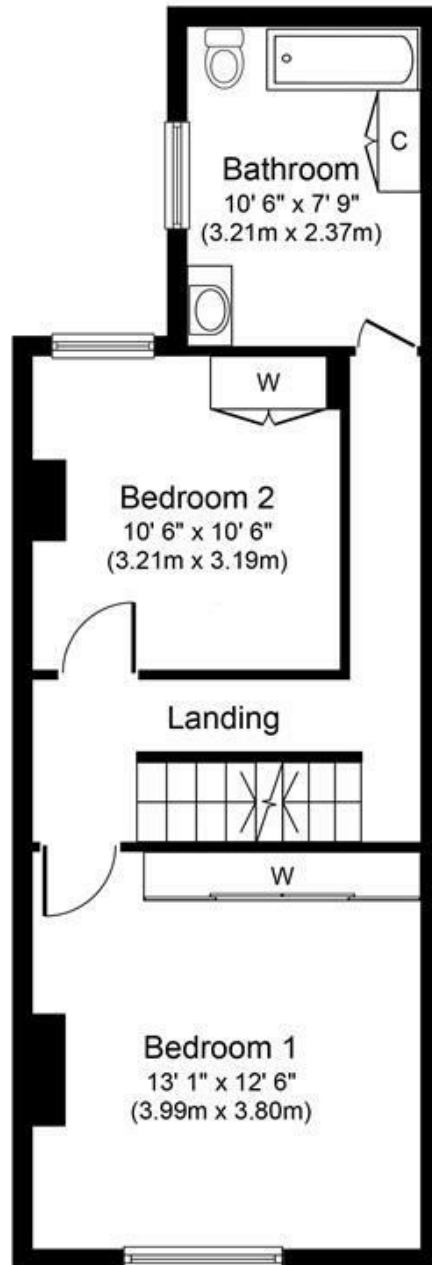




**Ground Floor**  
**Approximate Floor Area**  
**546 sq. ft.**  
**(50.7 sq. m.)**

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.

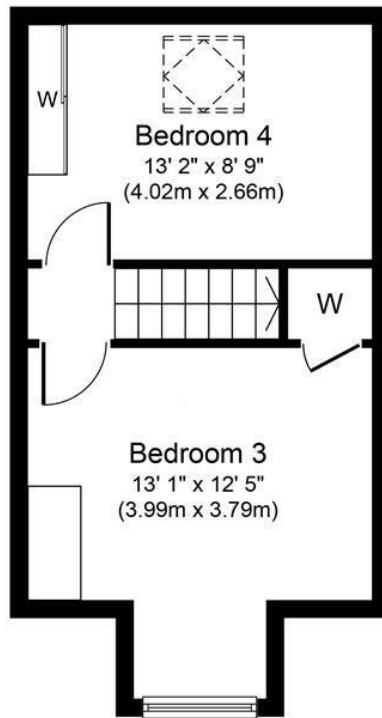
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**First Floor**  
**Approximate Floor Area**  
**460 sq. ft.**  
**(42.8 sq. m.)**

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**Second Floor**  
**Approximate Floor Area**  
**292 sq. ft.**  
**(27.1 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	