

Park Row



Thirlmere Walk, Goole, DN14 6JJ

Offers Over £190,000



**** EXTENDED HOME ** GARDEN ROOM **** Situated in a popular area of Goole, this semi-detached bungalow briefly comprises: Kitchen, Lounge, Shower Room, two Bedrooms and Garden Room. Externally, the property boasts of low maintenance gardens to the front and rear, off street parking and 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'.**







PROPERTY SUMMARY

This delightful semi-detached bungalow boasts not only a popular location but also ample space for those in need of extra room.

The extended bungalow offers even more space, including a Garden Room where you can enjoy the tranquillity of your surroundings. The home additionally benefits from ample off-street parking and detached Garage for added convenience.

ACCOMMODATION

Kitchen

14'6" x 9'6" (4.42m x 2.90m)

Lounge

16'6" x 12'2" (5.04m x 3.72m)

Shower Room

6'2" x 5'5" (1.88m x 1.67m)

Dining Room

8'11" x 8'7" (2.73m x 2.64m)

Bedroom One

12'0" x 11'10" (3.68m x 3.62m)

Bedroom Two

13'6" x 10'1" (4.12m x 3.08m)

Garden Room

11'2" x 10'3" (3.42m x 3.14m)

Directions

From our office on Pasture road, continue north onto Westfield Avenue. Next, turn right Newclose Lane and follow it onto Coniston Way then turn onto Thirlmere Walk 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

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/Meter

Broadband: Ultrafast

Mobile: Some 5G availability (Lycamobile and EE)

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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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

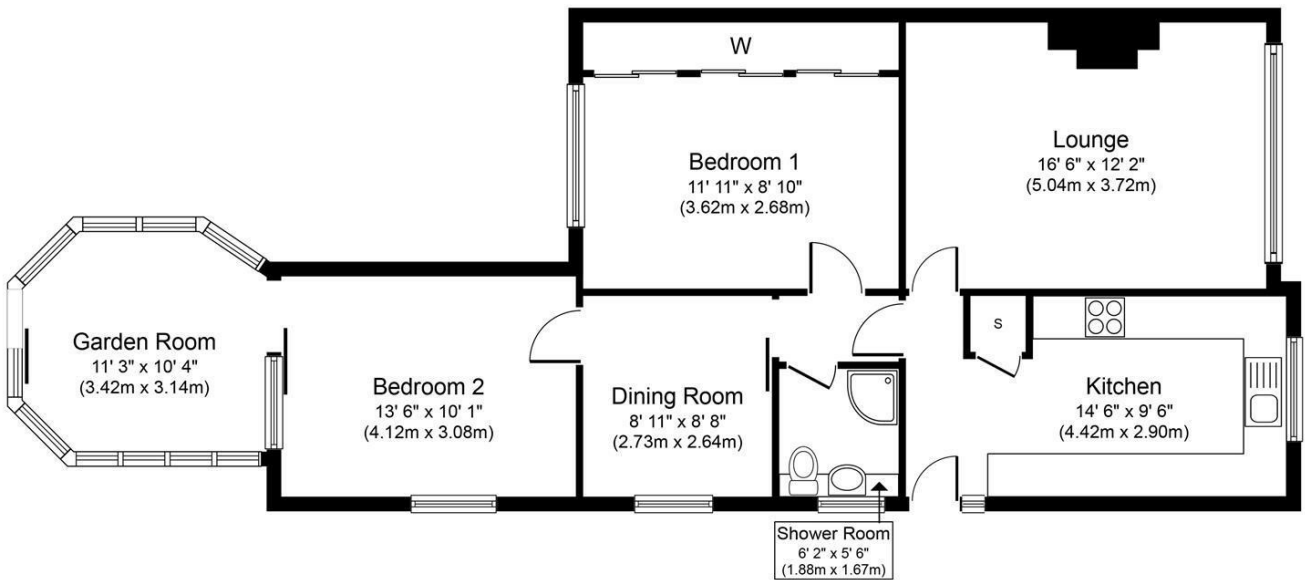
PONTEFRACT - 01977 791133

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.



Approximate Floor Area
1,939 sq. ft.
(87.2 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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