

# Park Row



**Belgrave Drive, Goole, DN14 5LQ**

**Offers Over £250,000**



**\*\* OPEN PLAN KITCHEN DINER \*\* OFF STREET PARKING \*\*** Situated in Goole, this property briefly comprises: Hall, Lounge and Kitchen Diner, Utility and Ground Floor w.c. To the First Floor are four bedrooms and Bathroom. Externally, the property has driveway, garage and enclosed rear garden. **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

Composite panel effect door with top section having double glazed panel leading into:

### Hall

14'3" x 8'9" (4.35m x 2.67m)



Stairs leading to First Floor Accommodation with balustrade. UPVC double glazed frosted window to the front elevation, telephone point, central heating radiator and wood effect flooring.

### Lounge

14'6" x 13'6" (4.42m x 4.14m)



Feature fireplace with granite effect back and hearth. UPVC double glazed bay window to the front elevation, central heating radiator and television point.



### Kitchen Diner

### Dining Room

17'2" x 11'8" (5.25m x 3.58m)



UPVC double glazed French doors to the rear elevation flanked by double glazed panels. Wood effect flooring, central heating radiator and television point.



### Kitchen Area

17'1" x 9'1" (5.23m x 2.79m)



Range of grey base and wall units in a shaker style with bowed pewter style handle. Single bowl white ceramic sink and drainer with brushed chrome mixer tap over set into wood effect laminate work surface with brick tiled splashback. Integrated appliances include: electric oven, ceramic hob, fridge and freezer. UPVC double glazed windows to the side elevation and wood effect flooring. Door leading into:

### Utility

7'7" x 7'2" (2.32m x 2.20m)



Range of base and wall units to match the kitchen. Plumbing for washing machine. Wood effect laminate work surface with brick tiled splashback. UPVC door with top section having frosted panel to the rear elevation. UPVC double glazed window to the rear elevation. Door leading into:

### Ground Floor w.c

5'10" x 2'2" (1.78m x 0.67m)

White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity with brushed chrome 'T' bar handle. UPVC double glazed frosted window to the rear elevation and wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

14'5" x 12'9" (4.41m x 3.89m)



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

### Bedroom Two

16'9" x 12'0" (5.12m x 3.66m)



Range of white fronted fitted wardrobes with brushed chrome 'T' bar handles and vanity section. UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

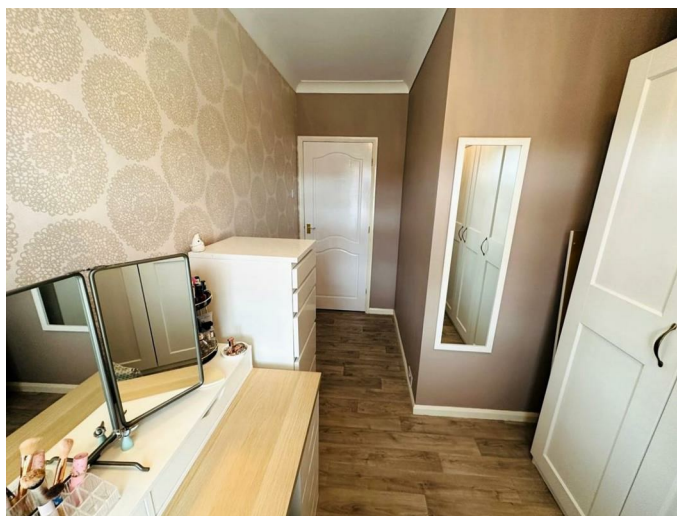
15'2" x 10'2" (4.64m x 3.12m)



Range of white fronted fitted wardrobes. UPVC double glazed windows to the side and rear elevations. Central heating radiator.

### Bedroom Four

11'3" x 7'11" (3.44m x 2.42m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



### Bathroom

8'4" x 5'8" (2.55m x 1.73m)



White panel bath with chrome mixer tap over, chrome shower with further fixed head shower over. White 'Rak' low flush w.c with concealed cistern and chrome fittings. White wash hand basin with chrome mixer tap over set into vanity unit. The room is tiled on all walls to ceiling height. Extractor fan, chrome heated towel rail, wood effect flooring. UPVC double glazed frosted window to the side elevation.

### EXTERIOR- Front



Storm porch with tiled flooring. Herringbone brick blocked pathway running along the front merging into driveway. Lawned garden which is herbaceously planted and fully enclosed with brick wall, fencing, concrete posts and hedging. Decorative wrought iron pedestrian/vehicular access gates giving access onto driveway and along the side of the property.

### Side

Outside taps and lamp. Brick built detached garage with workshop to the rear. Pedestrian access gate giving access into:

### Rear



Flagged patio area and floodlight on 'PIR' sensor. Timber single glazed windows and access door into workshop/garage. The garden is predominantly laid to lawn with herbaceous borders and mature established trees and shrubs. Fully enclosed with timber fence, concrete posts, gravel boards and hedging.



## DIRECTIONS

From our branch on Pasture Road head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street turns left and becomes Hook Road. Turn left onto Riversdale Drive and then left onto Belgrave Drive.

## TENURE, LOCAL AUTHORITY & 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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G coverage available

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

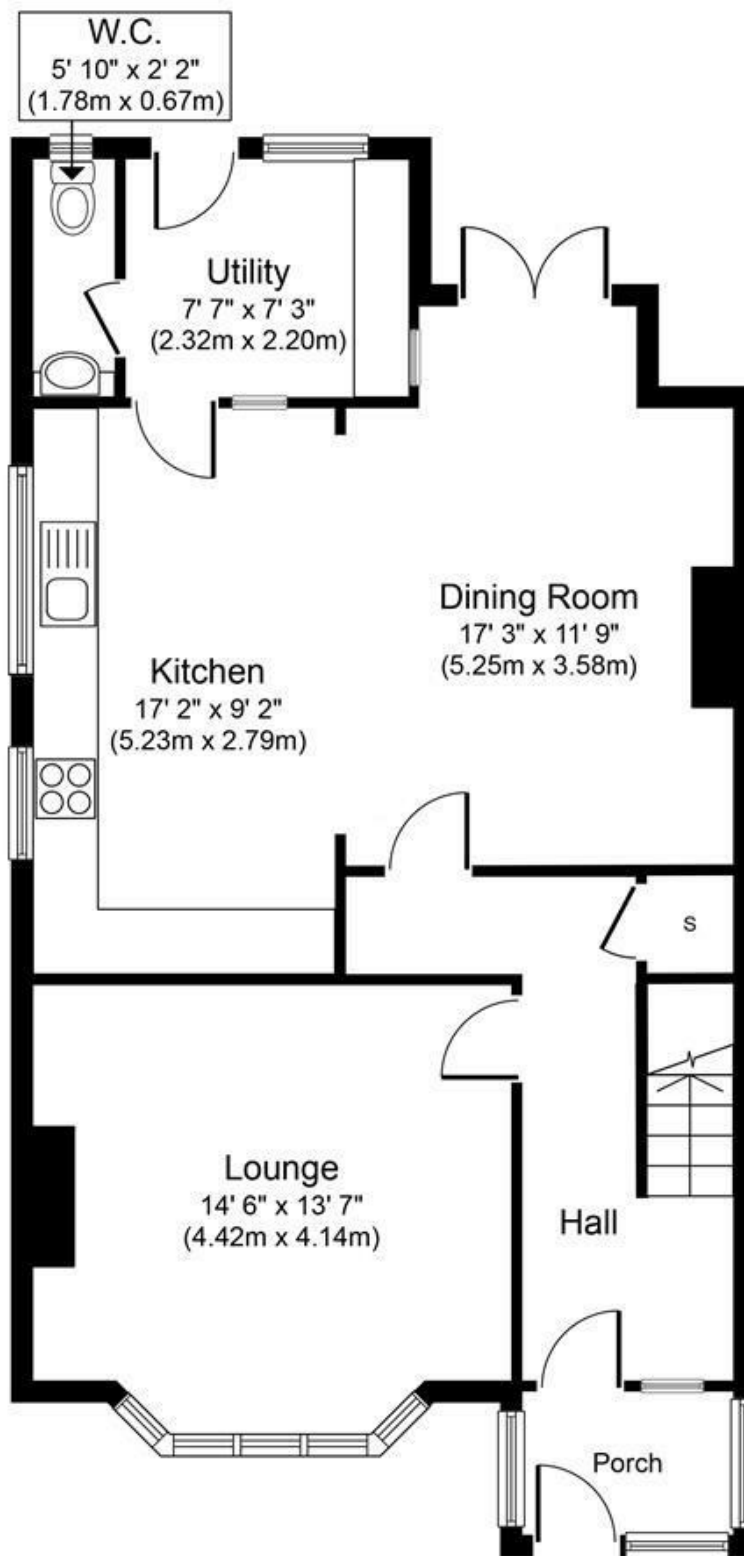
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

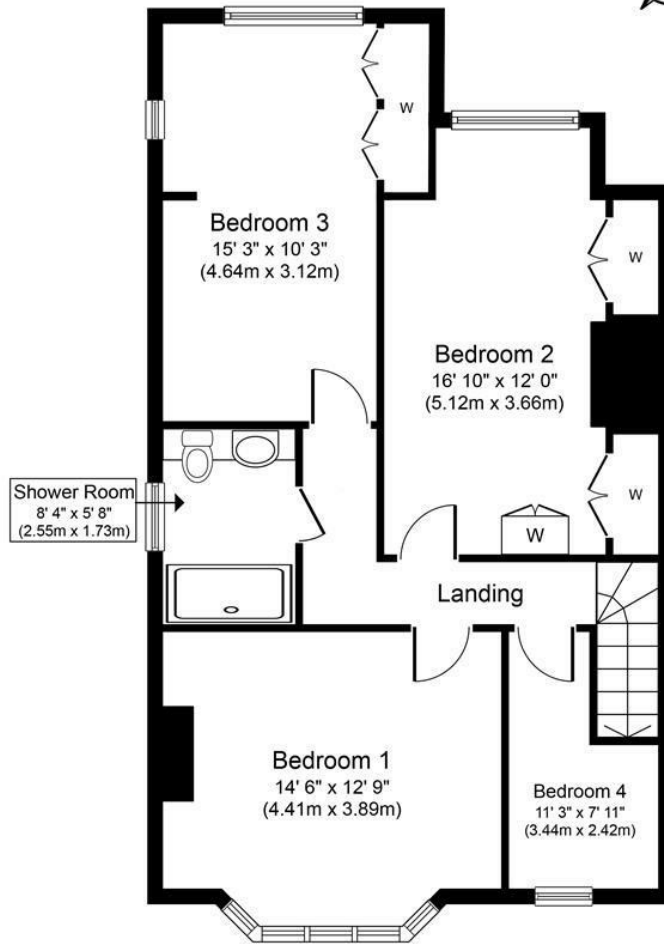
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**776 sq. ft.**  
**(72.1 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**  
**746 sq. ft.**  
**(69.3 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
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	
	83		
	67		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC