

Park Row



Queens Drive, Goole, DN14 6WB

Offers Over £230,000



**** CUL-DE-SAC LOCATION ** CLOSE TO AMENITIES ** EN- SUITE TO BEDROOM ONE ****Situated in a popular area of Goole, this detached family home briefly comprises: Hall, Kitchen Diner, Conservatory, Lounge, Utility and Ground Floor w.c. To the First Floor are three bedrooms, one having an En-Suite, and a Family Bathroom. Externally, the property benefits from off-street parking, garage, and an 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 leading into the:

Hallway

16'3" x 5'9" (4.96m x 1.76m)

UPVC double glazed window to side elevation, telephone point and wood effect flooring. Central heating radiator and stairs leading to First Floor Accommodation with balustrade and turned spindles. Storage cupboard and doors leading off.

Ground Floor W.C

5'4" x 2'7" (1.63m x 0.79m)

White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over and tiled splashback. UPVC double glazed frosted window to side elevation, central heating radiator and wood effect flooring.

Lounge

15'10" x 10'9" (4.83m x 3.29m)

Feature fireplace with granite effect back and hearth, and decorative fire surround. UPVC double glazed bay window to front elevation, television and telephone points, and central heating radiator.

Kitchen Diner

16'11" x 10'10" (5.17m x 3.31m)

Range of white fronted base and wall units with brushed chrome bowed handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate worksurface with bevelled edge brick tile splashback. Integrated brushed steel electric oven and integrated four ring ceramic hob with electric extractor fan over benefiting from downlighting. UPVC double glazed window to rear elevation, wood effect flooring and central heating radiator. UPVC sliding patio door with full length UPVC double glazed unit to the side leading into the Conservatory. Arched aperture flowing through into:

Utility

7'7" x 5'2" (2.32m x 1.58m)

Range of white fronted wall units with chrome bowed handles and granite effect laminate worksurface with bevelled edge brick tile splashback. Plumbing for dishwasher and uPVC door with top section having double glazed frosted glass to side elevation and wood effect flooring.

Conservatory

12'3" x 8'8" (maximum) (3.74m x 2.65m (maximum))

UPVC double glazed French style doors to side elevation, uPVC double glazed units to side and rear elevation, and polycarbonate roof and further solid roof over. Multi fuel cast burner set into granite effect hearth and back, wood effect flooring, television point and central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Balustrade and turned spindles, uPVC double glazing to side elevation, loft access, storage cupboard and doors leading off.

Bedroom One

15'7" x 10'7" (4.77m x 3.25m)

UPVC double glazed window to front elevation, central heating radiator and television point. Door off into:

En-Suite

9'5" x 6'0" (maximum) (2.88m x 1.83m (maximum))

Shower cubicle with chrome shower and chrome trimmed door and is wet walled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over set into high gloss vanity unit with chrome T-bar handles. UPVC double glazed frosted window to front elevation, shaver point, extractor fan and chrome heated towel rail. The rest of the room is wet walled to mid height.

Bedroom Two

9'6" x 9'4" (2.92m x 2.86m)

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

Bedroom Three

9'6" x 7'3" (2.91m x 2.22m)

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

Bathroom

6'5" x 5'6" (1.96m x 1.69m)

White panel bath with chrome mixer tap over, white low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. Extractor fan, electric shaver point, central heating radiator, and uPVC double glazed frosted window to side elevation. The bathroom is tiled to mid height.

EXTERIOR

Front

Outside lamp, flagged pathway leading away and along the front of the property, and the front of the garden is laid to lawn. Decorative herringbone brick blocked driveway merging into decorative stone driveway.

Side

Vehicular and pedestrian decorative wrought iron access gates leading onto Indian stone further driveway / hard standing, and outside lamp. Brick built garage with 'up and over' door, plumbing, power and lighting. Timber pedestrian access gate leading to the:

Rear

Outside tap, further flagged path and patio area running around the rear of the conservatory. The garden is laid to lawn. At the bottom of the garden is further patio area. Fully

enclosed by brick wall and hedging. Timber shed / workshop with pedestrian access door.

Directions

From our Goole office proceed down Pasture Road towards Fifth Avenue. At the mini roundabout take the second exit to continue on Pasture Road which then turns into Westfield Avenue. Turn left onto Woodland Avenue and then right onto St Georges Green. Turn Right onto Queens Drive and follow the road round. The property can be clearly identified by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: D

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: Ultrafast

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.

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.





T 01405 761199
 W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
 goole@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2009/31/EC	