

# Park Row

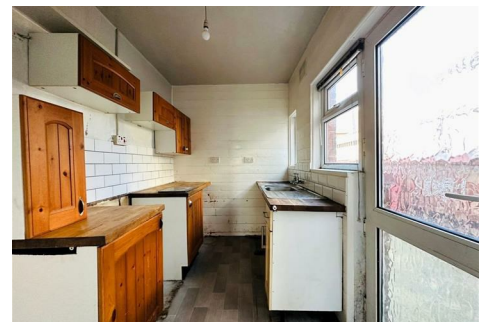


**Humber Street, Goole, DN14 5UJ**

**Offers Over £70,000**



**\*\* NO UPWARD CHAIN \*\*CLOSE TO AMENITIES \*\*** Situated in Old Goole, this property briefly comprises: Dining Room, Lounge and Kitchen. To the First Floor are two bedrooms and Bathroom. Externally, the property benefits from an enclosed rear yard. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE 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 OVERVIEW

This property would make an ideal investment with two reception rooms and two bedrooms. There is also a low maintenance enclosed rear yard. The property benefits from gas central heating and double glazing throughout.

## GROUND FLOOR ACCOMMODATION

### Hall

### Dining Room

10'4" x 8'10" (3.17m x 2.70m)

### Lounge

12'1" x 10'9" (3.69m x 3.30m)

### Kitchen

9'4" x 6'4" (2.87m x 1.94m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'2" x 10'4" (3.71m x 3.16m)

### Bedroom Two

10'11" x 9'3" (3.33m x 2.83m)

### Bathroom

9'7" x 6'5" (2.94m x 1.98m)

## EXTERIOR- Front

Pedestrian footpath.

## Rear

Enclosed rear yard.

## DIRECTIONS

From our Goole office, head South on Pasture Road and turn left onto Boothferry Road. Turn right onto Mariners Street and continue onto Coronation Street. Continue over both bridges and follow the road around onto Swinefleet Road and turn left onto Humber Street, where the property can be clearly identified by our Park Row '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: Main

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



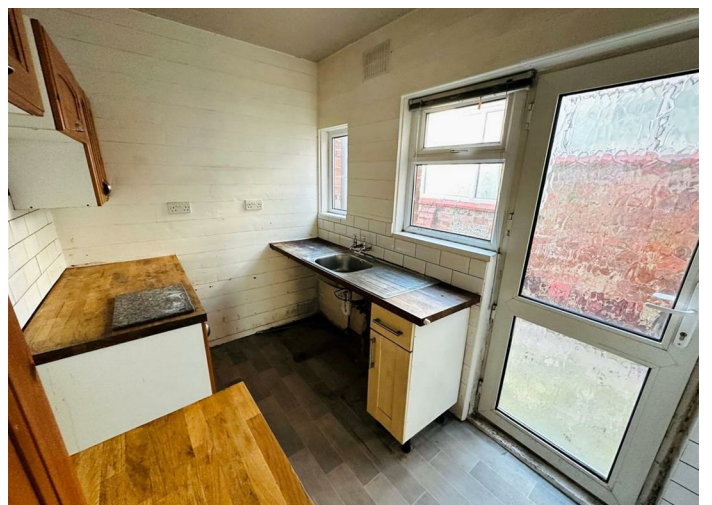
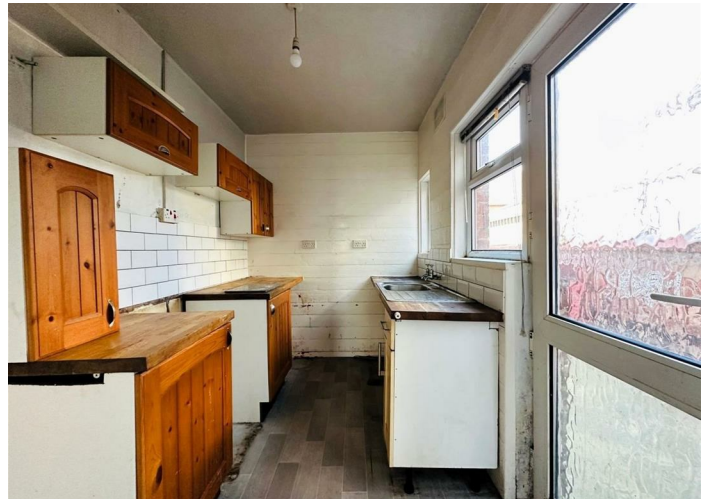
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **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.

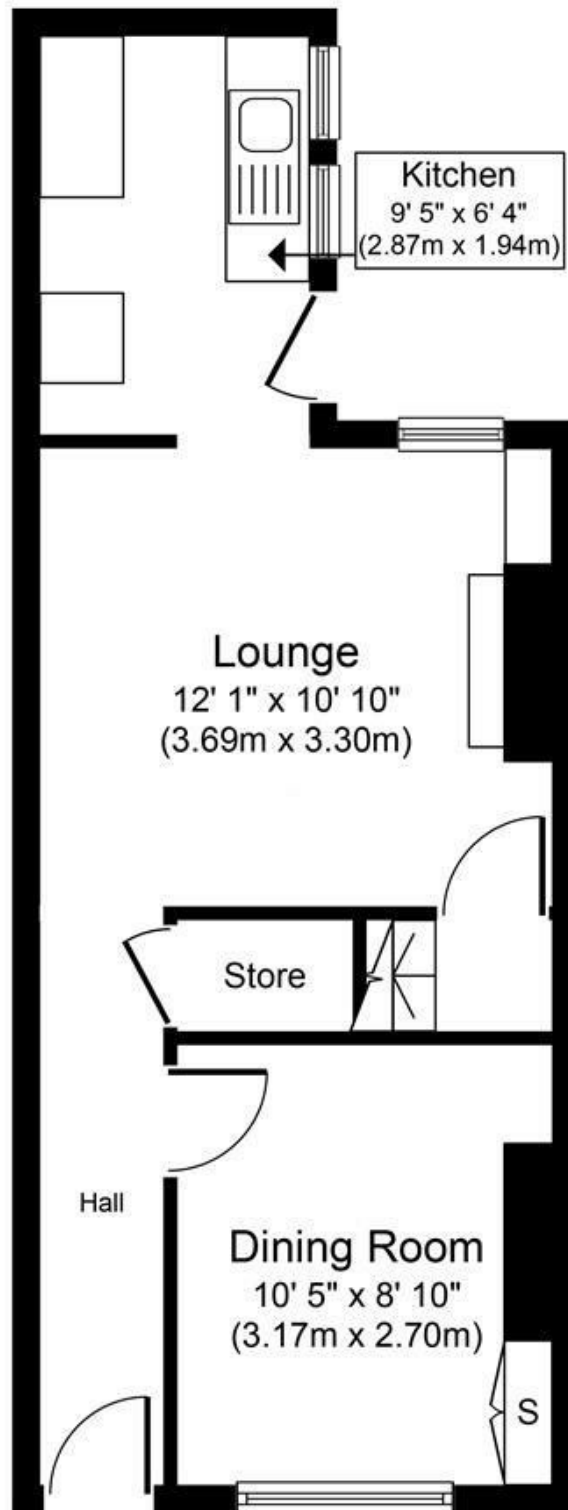








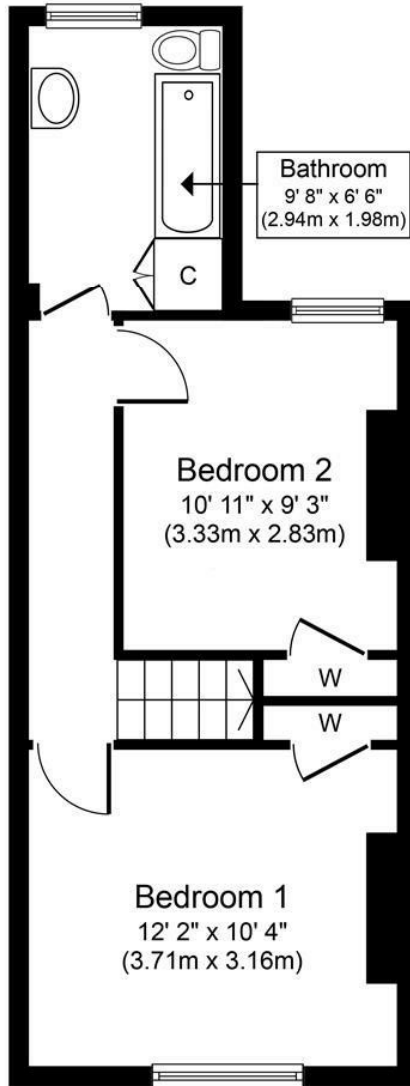




**Ground Floor**  
**Approximate Floor Area**  
**359 sq. ft.**  
**(33.3 sq. m.)**

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  
359 sq. ft.  
(33.3 sq. m.)

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