

Park Row



Fountayne Street, Goole, DN14 5HG

Offers Over £425,000



****TWO EN-SUITES**GARAGE**** Located in Goole, this detached property briefly comprises of Hallway, Utility Lounge, Dining Room, Sitting Room and Breakfast Kitchen to the ground floor. To the First Floor: three bedrooms, one with En-Suite, and a further Shower Room. A fourth bedroom with En-Suite is located on the Second Floor. Externally there is a Garage and established gardens. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE TRADITIONAL STYLE AND CHARACTER OF 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'**



GROUND FLOOR ACCOMMODATION: Entrance

UPVC double glazed 'French' style doors to front elevation leading into:

Porch

13'4" x 3'3" (4.07m x 1.00m)

UPVC double glazed units to sides and front elevations. Entrance door with leaded, frosted and coloured single glazed panels to the front elevation leading into:

Entrance Hall

16'5" x 10'0" (5.02m x 3.07m)



Further single glazed leaded, frosted and coloured glass window to front elevation. Stairs leading to First Floor Accommodation with balustrade and turned spindles. Central heating radiator and keypad for intruder alarm. Traditional cornice ceiling and doors leading off.

Utility / Cloak Room

8'3" x 7'8" (2.52m x 2.35m)

Plumbing for washing machine, storage area, wood effect flooring down and central heating radiator. Door leading into:

Downstairs W.C

9'3" x 5'1" (2.82m x 1.55m)



UPVC double glazed frosted windows to the side elevation. White low flush wc with chrome fittings and white wash hand basin with chrome mixer tap over and tiled splashback, set into white vanity unit with 'T-bar' handles. Picture rail, wood effect flooring and under stairs storage cupboard.

Lounge

19'10" x 13'3" (6.06m x 4.05m)



Coal effect 'Living Flame' gas fire set into 'Adam' style fireplace with tiled sides and granite effect hearth. UPVC double glazed bay window to the front elevation, and television and telephone points. Venetian ceiling with decorative ceiling rose. Central heating radiator and door leading into Dining Room.



Sitting Room / Bedroom Five
16'5" x 14'0" (5.02m x 4.27m)



Feature fireplace with marble effect fire back and hearth with timber mantle. UPVC double glazed French doors to the rear elevation, flanked by full length uPVC double glazed panel, and further uPVC double glazed window to the side elevation. Decorative cornice to ceiling, central heating radiator and television point. Door leading into:

Dining Room
13'3" x 13'3" (4.06m x 4.04m)



Decorative cornice to ceiling. UPVC double glazed window to the rear elevation and central heating radiator. Door leading back into the Lounge and further sliding door leading into the:

Breakfast Kitchen 27'0" x 9'6" (8.25m x 2.92m)



Range of cream fronted base and wall units in 'Shaker' style with pewter handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into wood effect laminate work surface with matching upstand and bevelled edge brick tiled splashback.



Integrated appliances include: double brushed steel electric oven, four ring gas hob with brushed steel electric extractor fan over benefiting from downlighting, wine chiller, dishwasher, and underlighting to wall units. UPVC door with top section having double glazed frosted panel and uPVC double glazed window, both to the side elevation. Timber framed double glazed window to the rear and side elevations, central heating radiator and tiled effect flooring. Door into:

Pantry 11'6" x 3'6" (3.52m x 1.07m)

Housing the Worcester Bosch central heating boiler.

FIRST FLOOR ACCOMMODATION: Landing



Traditional cornice to ceiling, stairs leading to Second Floor Accommodation with balustrade, turned spindles and decorative metal work. Timber framed double glazed windows to two aspects, the front elevation and side elevations. Central heating radiator, storage cupboard and doors leading off.

Bedroom One

13'4" x 13'2" (4.07m x 4.02m)



Timber framed double glazed leaded window to the front elevation, central heating radiator and door into:

En-Suite

9'1" x 7'0" (2.79m x 2.14m)



Walk-in shower cubicle with black fixed head shower and further shower attachment. The area is wet-walled to three quarter height. White low flush w.c with chrome fittings, and white wash hand basin with black mixer tap over and tiled splash back, set into high gloss vanity unit with chrome 'T-bar' handles. Extractor fan, chrome heated towel rail and wood effect flooring.

Bedroom Two

13'3" x 9'3" (4.05m x 2.84m)

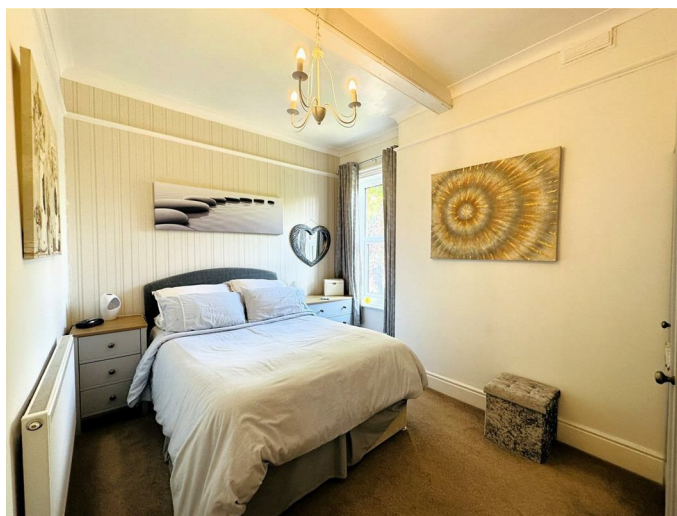


Range of fitted wardrobes with sliding doors. UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Three

12'8" x 9'8" (3.88m x 2.95m)



UPVC double glazed window to the side elevation, picture rail and central heating radiator.



Shower Room

13'1" x 5'9" (4.01m x 1.77m)



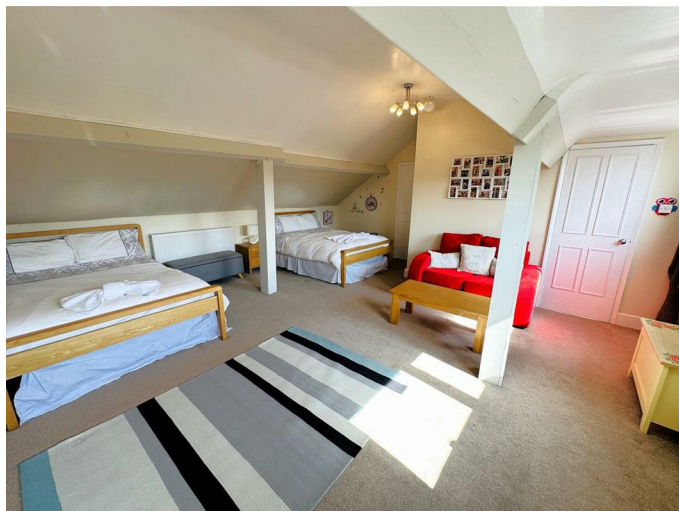
Walk-in shower cubicle with chrome fixed head shower with shower attachment and chrome controls. The area is wet-walled to three quarter height. White low flush w.c with chrome fittings, and white wash hand basin with chrome mixer tap over and splash back set into vanity unit. Extractor fan, chrome heated towel rail, timber framed double glazed frosted window to the rear elevation and wood effect flooring.

SECOND FLOOR ACCOMMODATION: Landing

Door leading off into:

Bedroom Four

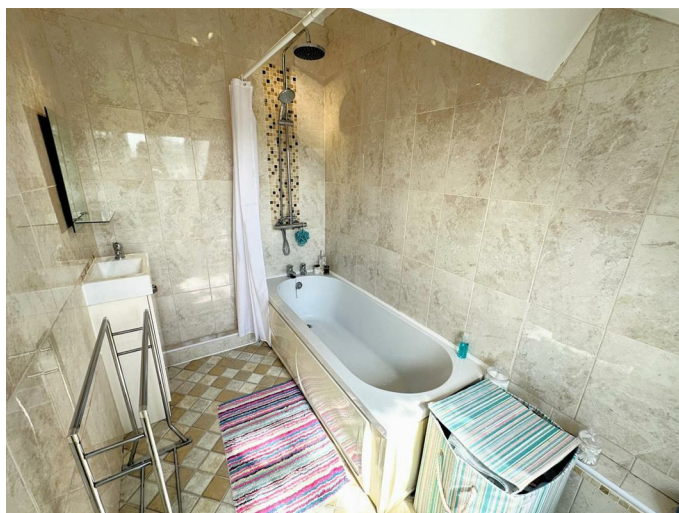
22'6" x 18'7" (6.86m x 5.67m)



Triple uPVC double glazed windows to the rear elevation. Feature beams to ceiling, eaves storage and central heating radiators. Door into:

En-Suite

10'2" x 5'2" (3.11m x 1.58m)



White panel bath with chrome taps, chrome fixed head shower with attachment and chrome controls. White low flush w.c with chrome fittings, and white wash hand basin with chrome mixer tap over set into vanity unit. UPVC double glazed frosted window to the rear elevation.

EXTERNAL: Front



Traditional stone flagged pathway, decorative wrought iron and timber access gate onto pedestrian footpath, and crushed slate herbaceous border. Further wrought iron and timber decorative vehicular and pedestrian access gate, leading onto decorative stoned hardstanding to provide off street parking. Further crushed slate decorative herbaceous border. Timber pedestrian access gate leading to the side of the property.

Rear



'Yorkshire' stone flagged patio area, outside lights, outside tap and pond with timber pergola. Further wrought iron decorative access gate onto stoned pathway leading along the garden. Two timber and metal access gates, brick built storage unit, raised herbaceous borders. The garden is predominately laid to lawn with mature established trees and shrubs and crushed slate borders. Further patio area. The area is fully enclosed by brick wall, timber fence, concrete posts and trellising.



Side

Traditional stoned flagged pathway and floodlights on 'PIR' sensors. Wrought iron pedestrian access gate leading into the rear of the property.





Garage

27'4" x 15'0" (maximums) (8.34m x 4.59m (maximums))

Power, electric roller door, and uPVC single glazed window and timber framed windows.

DIRECTIONS

From our branch on Pasture Road, head towards Boothferry Road, then turn onto Marniers Street. Keep left and then turn left onto Stanhope Street. At the roundabout, take the forth exit onto North Street. North Street turns left and turns into Hook Road. Turn left onto Fountayne Street. The property can be clearly identified by our Park Row 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND 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 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.

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.

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.

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:

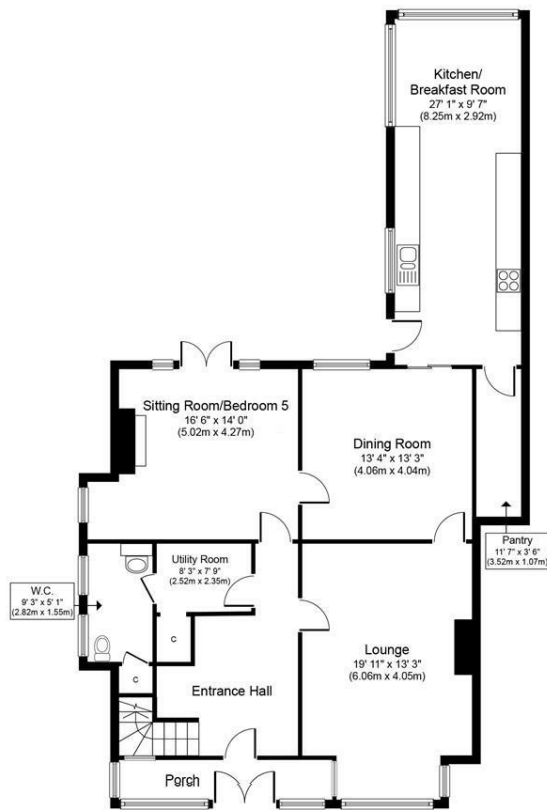
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

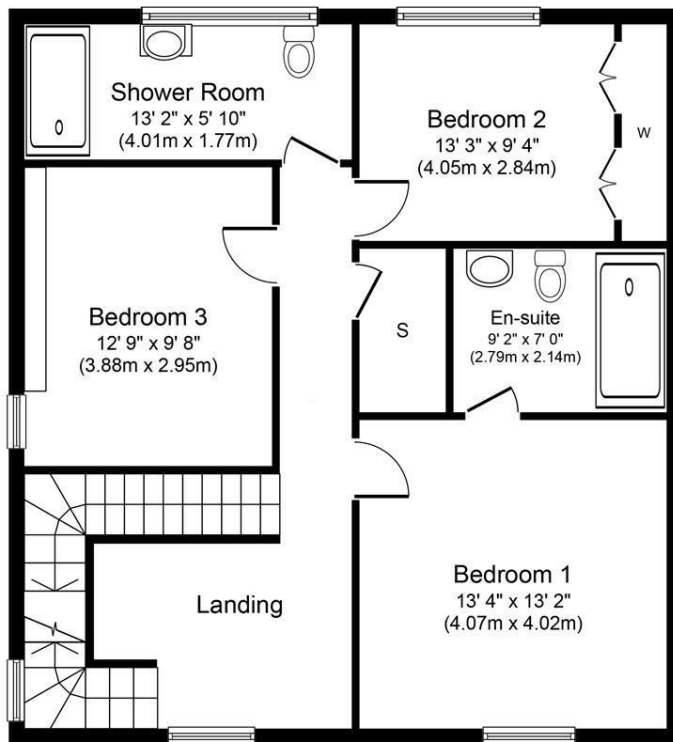
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
1,269 sq. ft.
(117.9 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.

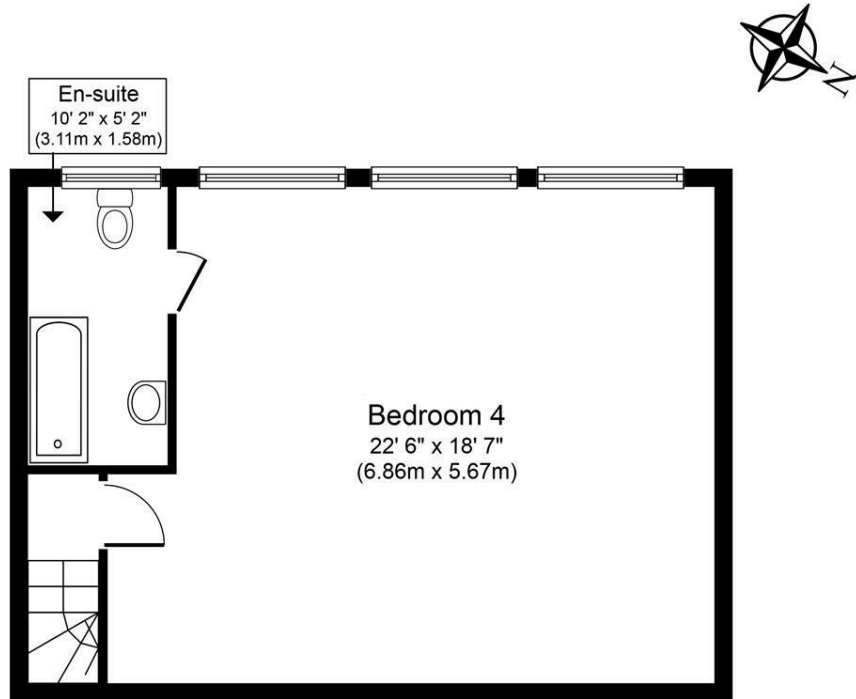
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First Floor
Approximate Floor Area
834 sq. ft.
(77.5 sq. m.)

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Second Floor
Approximate Floor Area
 469 sq. ft.
 (43.6 sq. m.)

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T 01405 761199
W www.parkrow.co.uk

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

