

Park Row



Mulberry Gardens, Goole, DN14 5DG

Offers Over £170,000



****CLOSE TO SCHOOLS**DOWNSTAIRS W.C**** Situated in Goole, this end-terrace property briefly comprises: Lounge, Kitchen, Utility and Downstairs w.c. To the First Floor are three bedrooms and a Bathroom. Externally, there is off street parking 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'.**









PROPERTY SUMMARY

This mid-terrace property, situated in Goole, would make a perfect first home or an investment property. The property has one reception room, downstairs w.c and three bedrooms. Externally, the property has an enclosed rear garden and off street parking.

Situated close to the town centre, you'll have easy access to a variety of amenities, including shops, restaurants, and entertainment options.

The property itself has central heating and double glazing throughout.

GROUND FLOOR ACCOMMODATION

Hall

5'8" x 3'9" (1.74m x 1.15m)

Lounge

15'8" x 12'1" (4.79m x 3.69m)

Kitchen Diner

14'4" x 11'9" (4.39m x 3.59m)

Utility

7'4" x 4'1" (2.24m x 1.26m)

Ground Floor w.c

5'10" x 3'1" (1.80m x 0.96m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'2" x 10'7" (4.63m x 3.25m)

Bedroom Two

11'8" x 8'3" (3.56m x 2.54m)

Bedroom Three

8'2" x 6'4" (2.50m x 1.95m)

Bathroom

8'3" x 5'1" (2.54m x 1.57m)

EXTERNAL

Front

Outside pathway running along the front of the property with crushed slate edgings, herringbone brick blocked off street parking for two vehicles, and flagged shared pathway.

Side

Flagged pathway leading to communal timber pedestrian access gate and further timber pedestrian access gate leading into the rear.

Rear

Outside electrical point, hot and cold taps, and flagged and timber patio area stepping down into artificial grass section. Fully enclosed with timber fence and timber posts.

DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and continue on Boothferry Road. At the mini roundabout continue onto Edinburgh Street. Turn left onto Lime Tree Avenue and then right again onto Broadway. Next, turn right onto Kingsway and finally left onto Mulberry Gardens, where the property will be clearly identified by our Park Row Properties '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: B

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

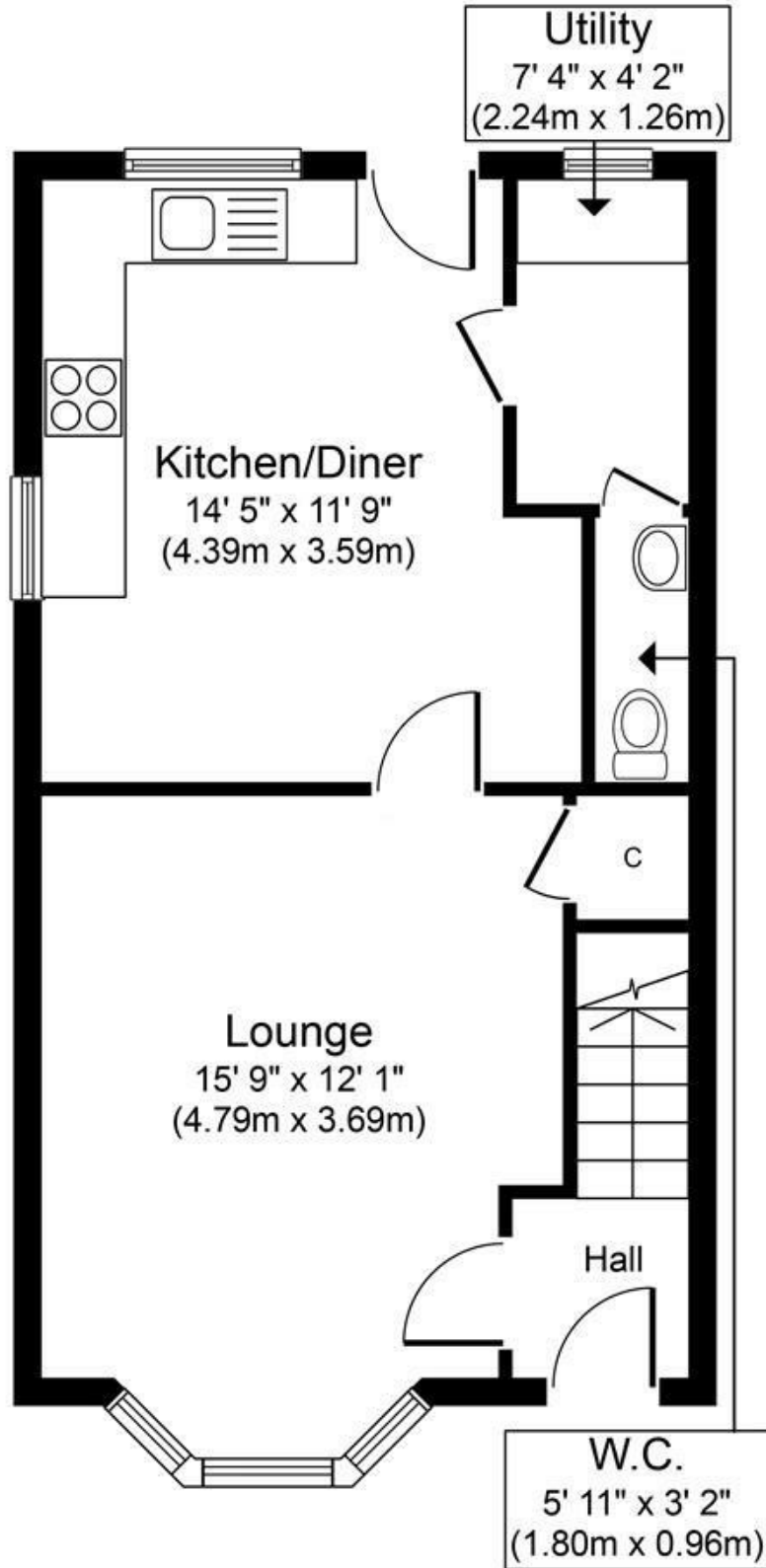
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

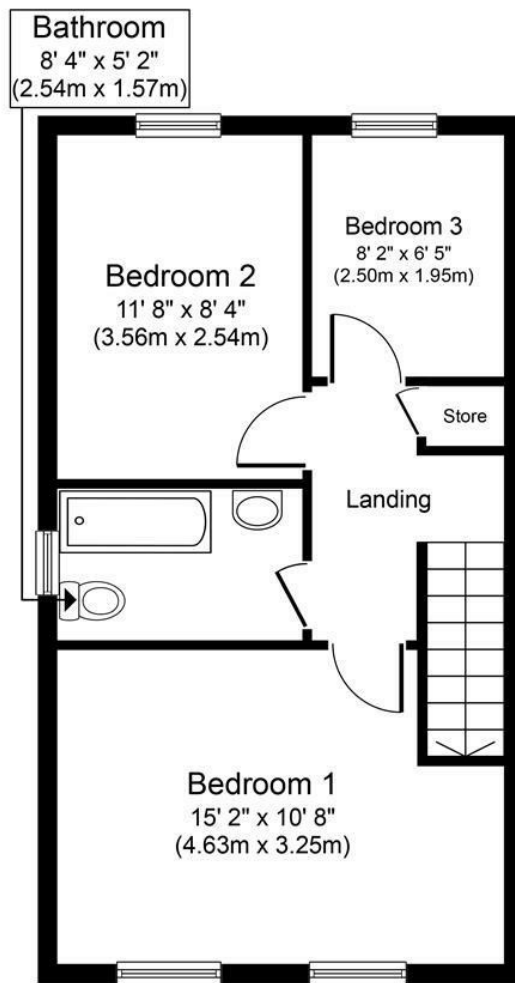




Ground Floor
Approximate Floor Area
438 sq. ft.
(40.7 sq. m.)

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
428 sq. ft.
(39.7 sq. m.)

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