

Park Row



Jackson Street, Goole, DN14 6DQ

Offers Over £100,000



****FOUR BEDROOMS**GARAGE**** Situated in Goole, this mid terrace property briefly comprises: Lounge, Dining Room and Kitchen to the Ground Floor. To the First Floor are two bedrooms and Bathroom. To the Second Floor are two further bedrooms. Externally, the property has an enclosed rear yard with garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



PROPERTY SUMMARY

Situated within walking distance of the train station, Goole town centre, and local schools and amenities, this mid-terrace property is ideal for First Time Buyers or Investors. The property offers the ideal space for entertaining and also benefits from a detached garage. The property has uPVC double glazed windows throughout and gas central heating.

GROUND FLOOR ACCOMMODATION

Lounge

17'6" x 12'6" (5.34m x 3.82m)

Dining Room

12'10" x 12'6" (3.93m x 3.83)

Kitchen

14'3" x 7'8" (4.36m x 2.34m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'7" x 12'1" (3.84m x 3.69m)

Bedroom Four

10'4" x 6'2" (3.17m x 1.90m)

Bathroom

10'1" x 5'10" (3.08m x 1.80m)

SECOND FLOOR ACCOMMODATION

Bedroom Two

12'8" x 12'5" (3.87m x 3.80m)

Bedroom Three

12'7" x 8'6" (3.86m x 2.61m)

EXTERNAL

Front

Forecourt area and access onto pedestrian footpath.

Rear

Flagged patio area, timber pedestrian access gate onto service lane, and garage with up and over door. Fully enclosed with brick wall and timber fence.

DIRECTIONS

From our branch on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road, proceed straight ahead, and turn left onto Jackson Street. The property can 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: 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 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

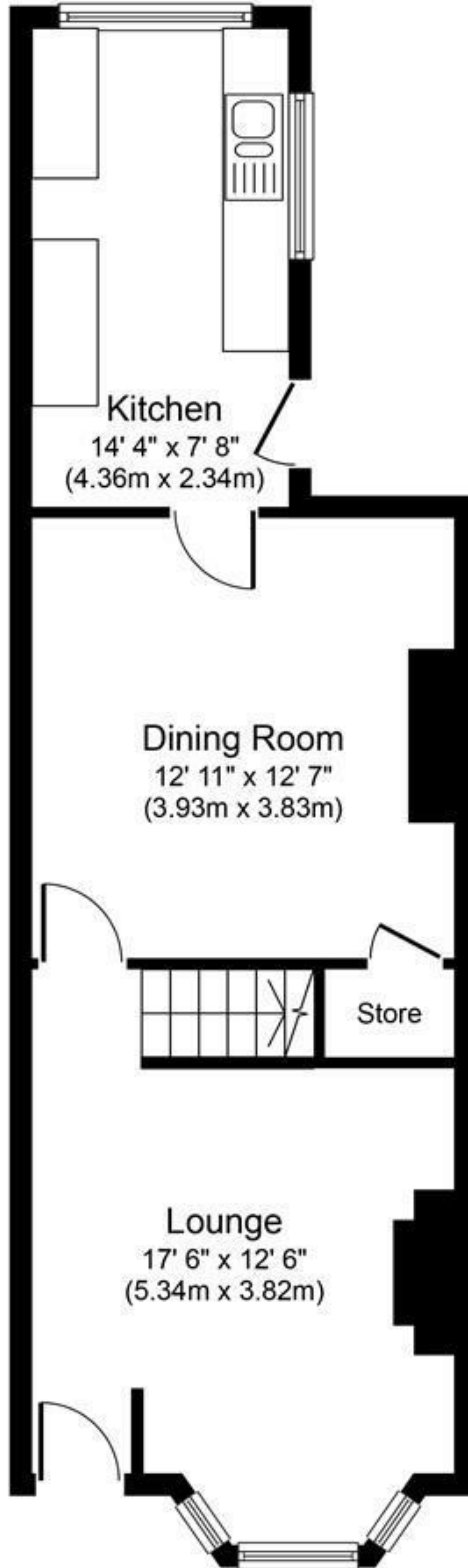
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Kitchen
14' 4" x 7' 8"
(4.36m x 2.34m)

Dining Room
12' 11" x 12' 7"
(3.93m x 3.83m)

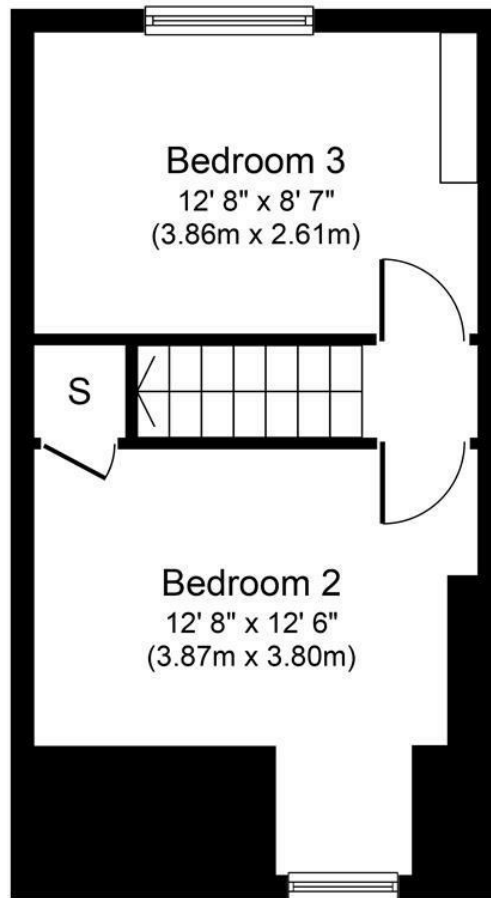
Store

Lounge
17' 6" x 12' 6"
(5.34m x 3.82m)

Ground Floor
Approximate Floor Area
484 sq. ft.
(45.0 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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Second Floor
Approximate Floor Area
302 sq. ft.
(28.1 sq. m.)

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

79

51