

# Park Row

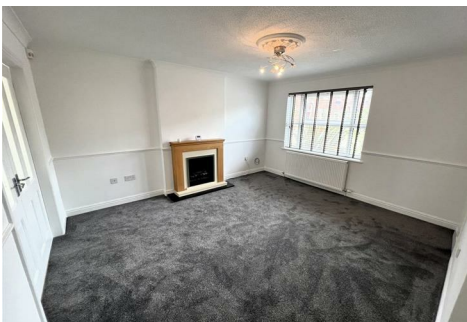


**Carlton Court, Howden, Goole, DN14 7JD**

**Offers Over £290,000**



**\*\*NEW CARPETS AND FLOORING\*\*GARAGE\*\*SOUTH FACING REAR GARDEN\*\*** Situated in Howden, this property briefly comprises: Lounge and Kitchen Diner. To the First Floor are four bedrooms and a Bathroom. Externally, the property provides off street parking, a garage and a back garden. **VIEWING IS REQUIRED TO FULLY APPRECIATE THE STYLE 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 entrance door with double glazed frosted panel leading into:

### Entrance Hall

5'1" x 3'8" (1.57m x 1.14m)

Central heating radiator and doors leading off.

### Ground Floor w.c

5'2" x 3'10" (1.58m x 1.18m)



Off cream low flush w.c with chrome fittings and wash hand basin with chrome taps over. Tiled splashback, uPVC double glazed frosted window to side elevation and central heating radiator.

### Lounge

17'11" x 14'4" (5.48m x 4.39m)



Feature electric fireplace set into timber surround and granite hearth. Understairs storage cupboard and stairs leading to First Floor Accommodation with spindles and

balustrade, uPVC double glazed window to front elevation, central heating radiator and television point. Double doors leading into:



### Kitchen Diner

17'10" x 11'3" (5.45m x 3.44m)



Timber oak fronted base and wall units with decorative brushed steel handles. One and a half bowl sink with chrome mixer tap over set into granite work surface and matching upstand. Integrated appliances include; 'Bosch' double oven, microwave, four ring electric hob with ceiling mounted electric extractor fan over benefitting from downlighting and wine rack. Central heating radiator, uPVC double glazed window to rear elevation and uPVC double glazed double doors to rear elevation.



## FIRST FLOOR ACCOMMODATION

### Landing

Further spindles and balustrade, storage cupboard, access to loft, central heating radiator and doors leading off.

### Bedroom One

14'4" x 11'1" (4.38m x 3.40m)



Central heating radiator and uPVC double glazed window to rear elevation.

### Bedroom Two

11'8" x 10'8" (3.57m x 3.26m)



UPVC double glazed window to front elevation and central heating radiator.



### Bedroom Three

11'6" x 9'0" (3.52m x 2.76m)



UPVC double glazed window to front elevation and central heating radiator.

### Bedroom Four

8'8" x 8'0" (2.65m x 2.45m)



UPVC double glazed window to front elevation and central heating radiator.

### Bathroom

8'4" x 6'5" (2.55m x 1.98m)



White bath with chrome taps over and mains shower over, tiled to ceiling height. The rest of the room is tiled to mid height. White pedestal wash hand basin with chrome taps over and low flush wc with chrome fittings. Chrome heated towel rail and uPVC double glazed frosted window to rear elevation.

### EXTERNAL

#### Front



Block paved pathway leading away from property, decorative pebbles and shrubs. Block paved parking area and wrought iron pedestrian access gate leading to the rear.

#### Garage

18'2" x 8'4" (5.55m x 2.56m)

Up and over vehicular access door to front elevation and uPVC double glazed pedestrian access door to side elevation.



## Rear



Sunken fish pond, patio area and outside tap. Fully enclosed with timber fence.



## DIRECTIONS

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Flatgate. Next, turn right on to Bishopgate, left on to Bridgegate, right on to Batty Lane and right on to Shelford Avenue. Finally, take a left on to Willerby Drive, left on to Gowdall Lane and right on to Carlton Court where the property can be clearly identified by a 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: 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.

## 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

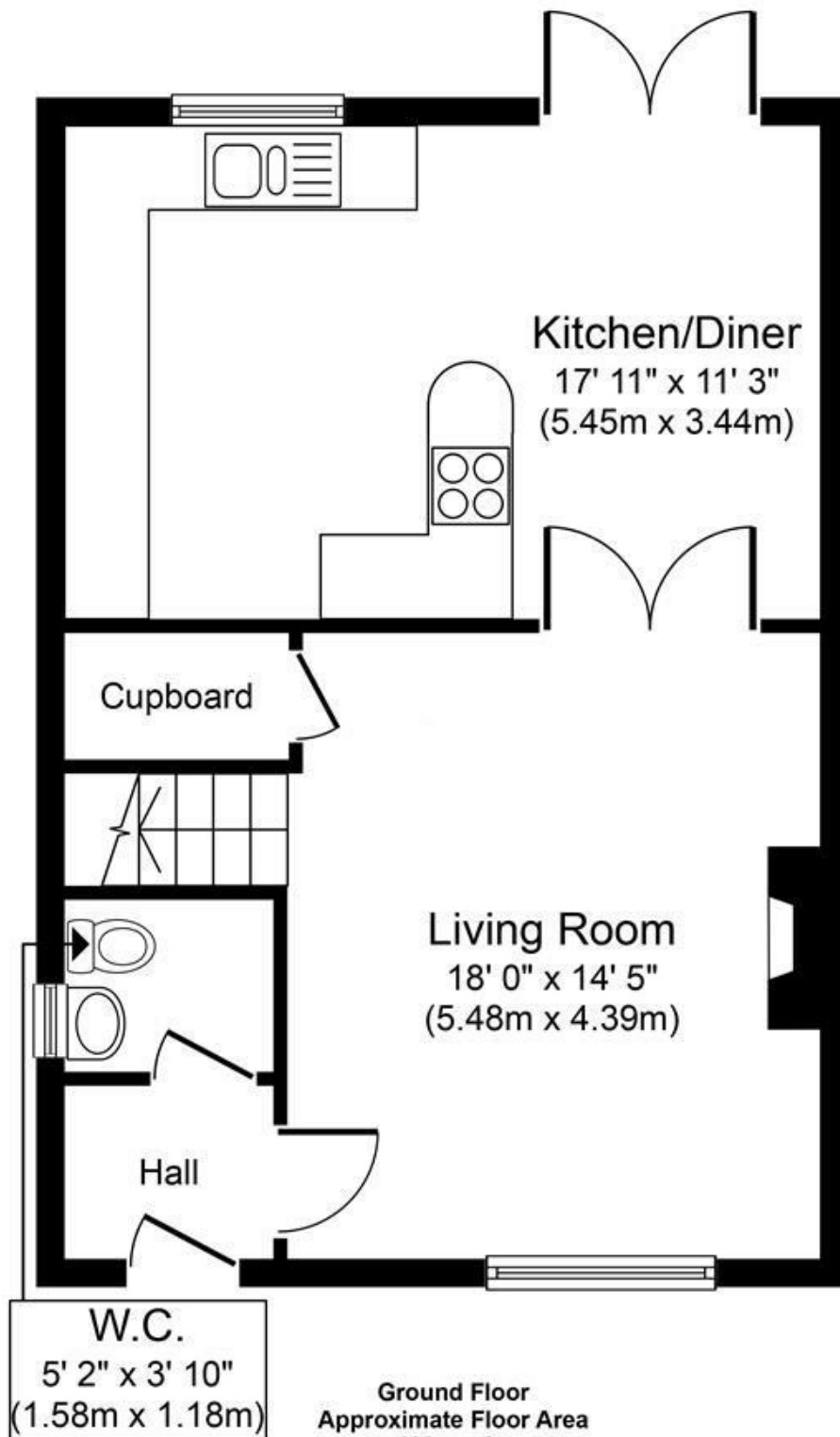
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

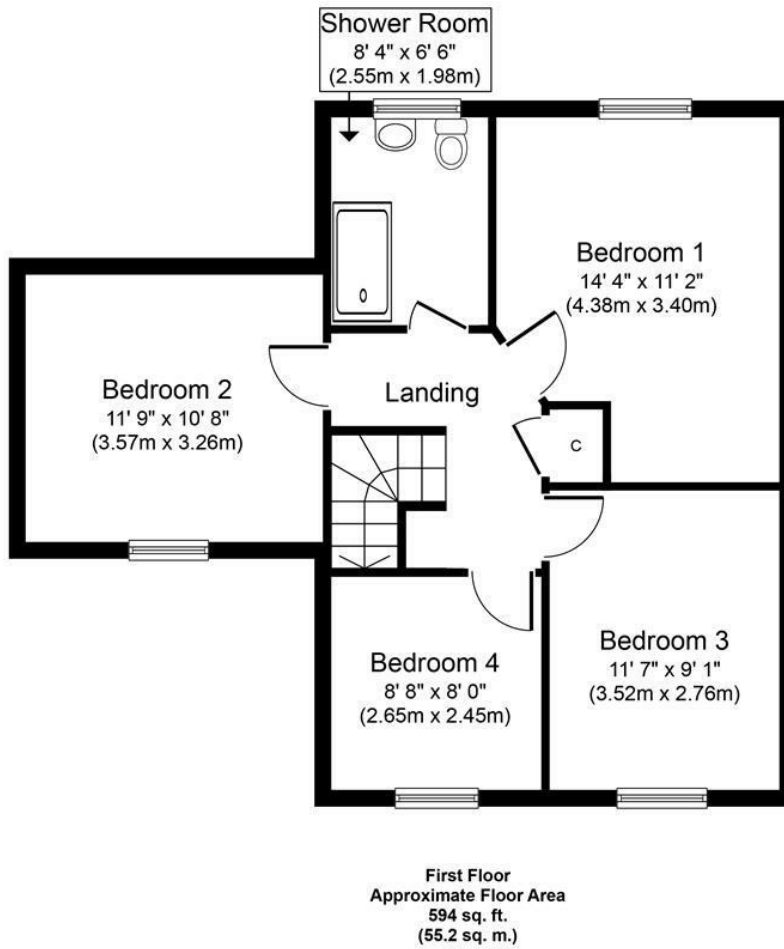
CASTLEFORD - 01977 558480





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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