

# Park Row



**Church Street, Thorne, Doncaster, DN8 5BE**

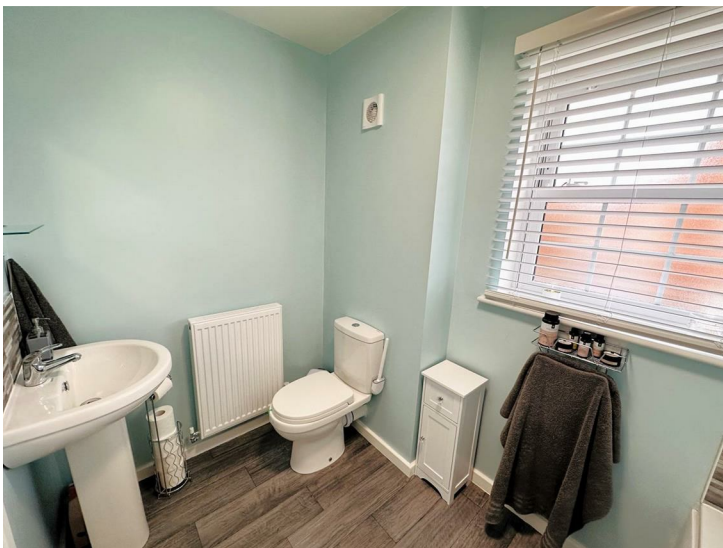
**Offers Over £175,000**

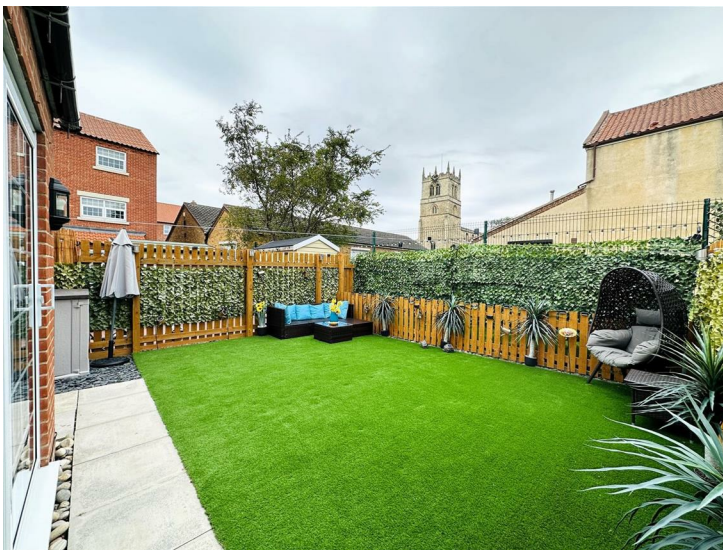


**\*\*EN SUITE\*\*CLOSE TO SCHOOLS\*\*** Situated in Thorne, this property briefly comprises: Lounge Diner, Kitchen and Ground Floor w.c. To the First Floor are two bedrooms and a Bathroom. To the Second Floor is a further bedroom with En Suite. Externally, the property has off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









## PROPERTY SUMMARY

Welcome to this 3-bedroom end of terrace property located in Thorne, South Yorkshire. Perfect for first-time buyers, this spacious home offers a practical and comfortable living environment across three floors.

As you enter the property, you'll find a generously-sized lounge diner that is great for both relaxation and entertaining. Adjacent to the lounge diner is a well-equipped kitchen with integrated appliances including; fridge-freezer, washing machine and dishwasher.

The first floor features two bedrooms, providing ample space for family, guests or even a home office setup.

The top floor is dedicated to the master bedroom, which boasts an en suite bathroom for added privacy and convenience.

Outside, the property benefits from a low-maintenance rear garden, allowing you more time to enjoy the surrounding area. The front of the property offers off-street parking, ensuring you'll never have to worry about finding a spot. Enjoy picturesque views of the nearby church.

## GROUND FLOOR ACCOMMODATION

### Kitchen

15'9" x 9'10" (4.81m x 3.02m)

### Ground Floor w.c

6'11" x 3'6" (2.11m x 1.07m)

### Lounge Diner

18'9" x 13'1" (5.74m x 4.00m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

13'1" x 9'4" (4.01m x 2.85m)

### Bedroom Three

13'2" x 8'8" (4.02m x 2.66m)

### Bathroom

8'7" x 5'6" (2.63m x 1.69m)

## Second Floor Accommodation

### Bedroom One

12'2" x 10'2" (3.72m x 3.11m)

### En-Suite

10'2" x 5'8" (3.12m x 1.73m)

## EXTERNAL

## Front

Outside hot and cold taps, off street parking and electric car charging pod.

## Rear

Artificial grass and fully enclosed with fencing.

## DIRECTIONS

From the M18, take Junction 6 and then take the A614 exit to Thorne onto Selby Road/A614. This turns into Field Side, then turn left again onto Field Road. Finally, turn left onto King Street and then left again onto Church Street, 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: Doncaster Council

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

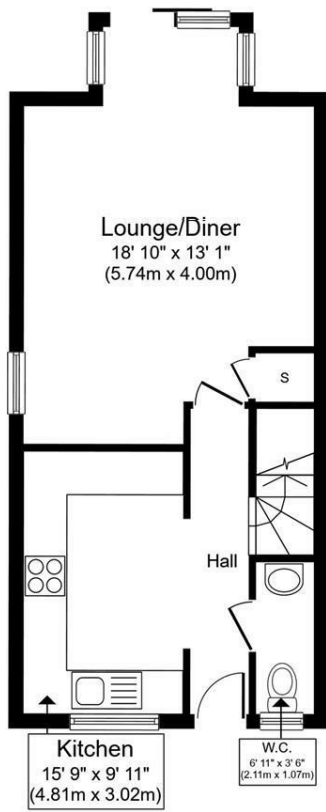
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

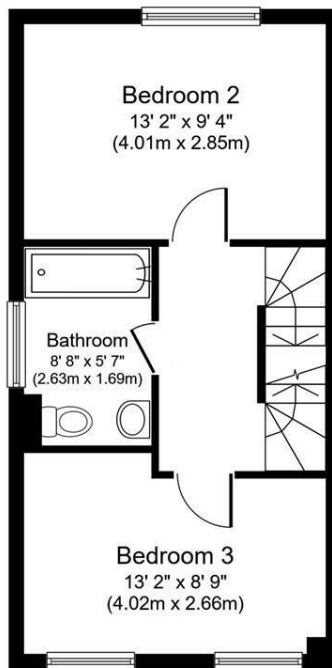




**Ground Floor**  
**Approximate Floor Area**  
**382 sq. ft.**  
**(35.5 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

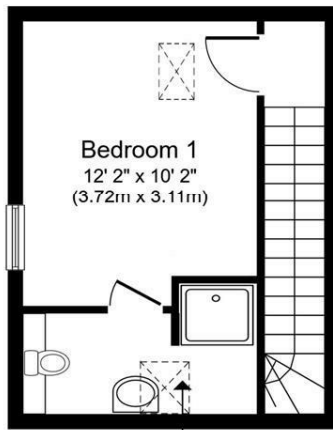


**First Floor**  
**Approximate Floor Area**  
**359 sq. ft.**  
**(33.4 sq. m.)**

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)





**Second Floor**  
Approximate Floor Area  
225 sq. ft.  
(20.9 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.  
Copyright V360 Ltd 2024 | www.houseviz.com

**T** 01405 761199  
**W** www.parkrow.co.uk

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

