

Park Row



High Street, Barmby-On-The-Marsh, Goole, DN14 7HS

Offers Over £180,000



****GREAT FOR FIRST TIME BUYERS**TRADITIONAL FEATURES**LOCAL PRIMARY SCHOOL**** Situated in the peaceful and rural village of Barmby-On-The-Marsh, this Semi-Detached cottage briefly comprises: Lounge, Dining Room, Kitchen and Conservatory. To the First Floor are two Bedrooms and a Shower Room. Externally, the property benefits from a porch area to the front and enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY 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

This delightful semi-detached cottage, located in the village of Barmby on the Marsh and close to the local primary school, offers a cosy and inviting home. The ground floor features a lounge with log burning stove, separate dining room, kitchen, ground floor toilet and a bright conservatory that overlooks the garden, providing a perfect space to relax. On the first floor, there are two bedrooms and a contemporary shower room. Externally, the property benefits from a low-maintenance rear garden, ideal for easy upkeep, as well as off-street parking and a garage, ensuring convenient storage and parking options.

GROUND FLOOR ACCOMMODATION

Lounge

12'5" x 12'5" (3.81m x 3.81m)

Dining Room

12'7" x 9'3" (3.86m x 2.83m)

Kitchen

12'11" x 9'3" (3.95m x 2.82m)

Conservatory

10'0" x 6'11" (3.06m x 2.13m)

Ground Floor w.c

5'4" x 3'0" (1.65m x 0.92m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'7" x 12'1" (3.85m x 3.69m)

Bedroom Two

14'9" x 9'3" (4.51m x 2.84m)

Shower Room

8'9" x 6'2" (2.69m x 1.90m)

EXTERNAL

Front

Forecourt area.

Side

Shared driveway leading to parking area and brick built garage. Further storage to rear of garage.

Rear

Patio area and fully enclosed decoratively stoned garden.

DIRECTIONS

From our Goole branch head North on Pasture Road towards Third Avenue. At the roundabout, take the first exit onto Centenary Road. Turn right onto Airmyn Road/A614 and at the roundabout, take the first exit onto Booth Ferry Road/A63.

Turn left at Knedlington Road/B1228, continuing onto Main Street and then High Street. The property can be 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: 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: Superfast

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:

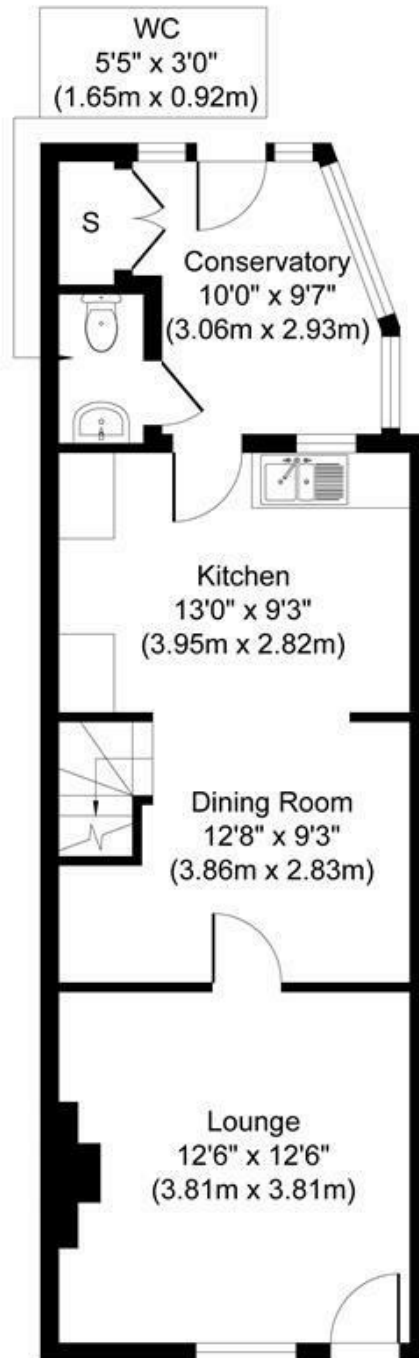
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
508 sq. ft
(47.23 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
450 sq. ft
(41.77 sq. m)

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