

Park Row

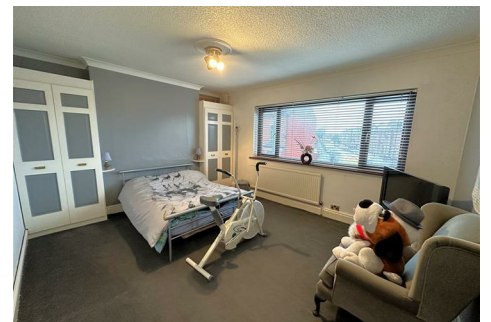


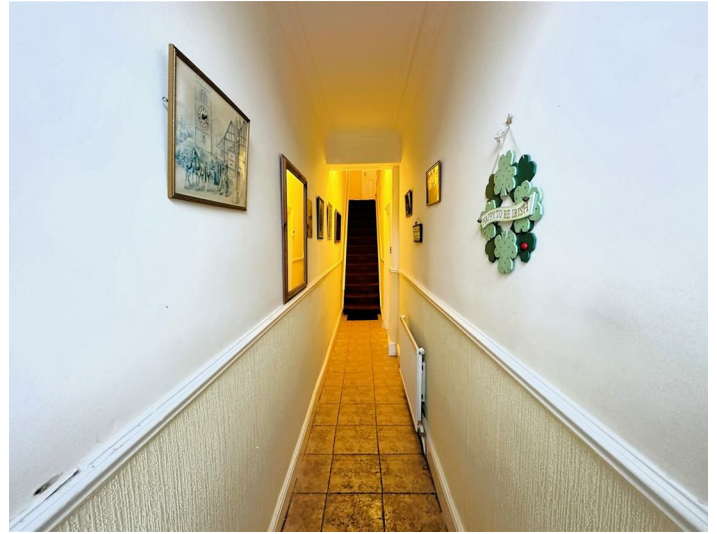
Kingsway, Goole, DN14 5HE

Offers Over £125,000



****GARAGE**EXTENDED PROPERTY**** 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, Bathroom and separate toilet. 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

This spacious terraced house in the heart of Goole offers living across three floors. The ground floor includes a lounge, a separate dining room ideal for family gatherings, and a kitchen. On the first floor, you'll find two well-sized bedrooms, a family bathroom, and a separate toilet for added convenience. The second floor offers two additional bedrooms, perfect for a growing family or extra living space. Externally, the property benefits from a low-maintenance rear garden, off-street parking, and a garage, providing both outdoor space and practical storage.

GROUND FLOOR ACCOMMODATION

Hall

19'9" x 2'10" (6.04m x 0.88m)

Dining Room

13'11" x 12'3" (4.25m x 3.75m)

Lounge

15'6" x 12'0" (4.73m x 3.68m)

Kitchen

22'11" x 9'5" (6.99m x 2.88m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'5" x 12'6" (4.72m x 3.82m)

Bedroom Two

13'11" x 9'11" (4.25m x 3.03m)

Bathroom

9'4" x 6'5" (2.85m x 1.98m)

First Floor w.c

3'11" x 2'7" (1.21m x 0.81m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

15'6" x 12'5" (4.73m x 3.81m)

Bedroom Four

13'9" x 12'1" (4.20m x 3.70m)

EXTERIOR

Front

Forecourt area.

Rear

Artificial grass, pathway and garage.

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. Finally, turn left onto Kingsway 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: 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.

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.

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.

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

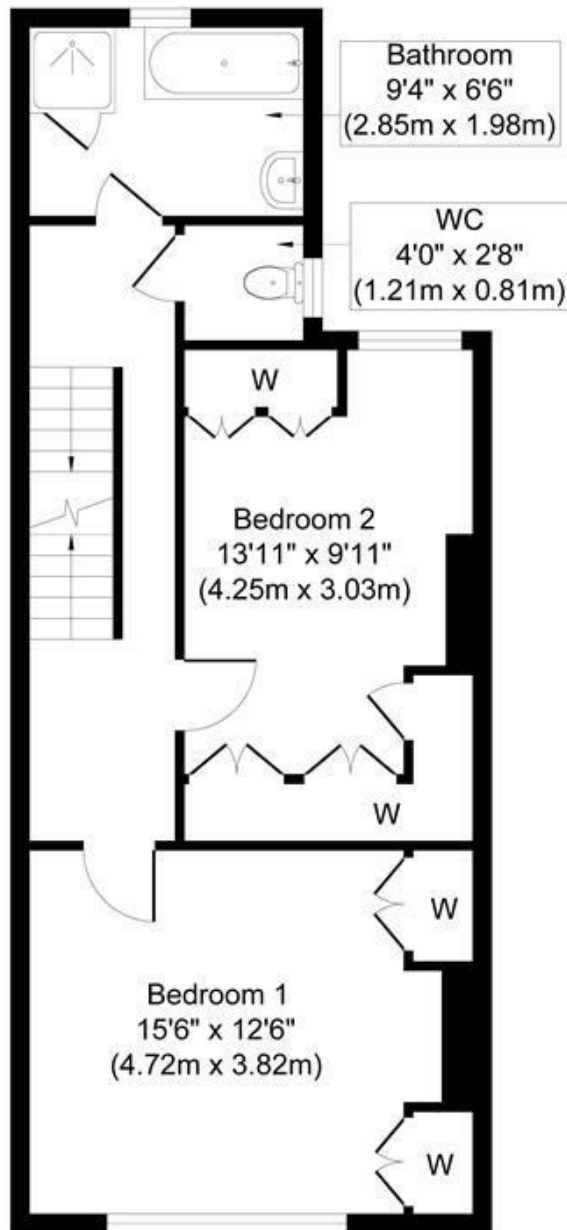




Ground Floor
Approximate Floor Area
694 sq. ft
(64.47 sq. m)

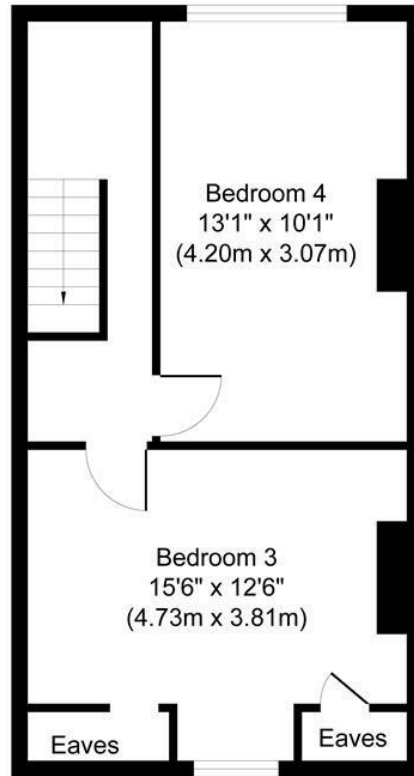
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
561 sq. ft
(52.07 sq. m)

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Second Floor
Approximate Floor Area
431 sq. ft
(40.05 sq. m)

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