

# Park Row



**Henry Street, Goole, DN14 6TG**

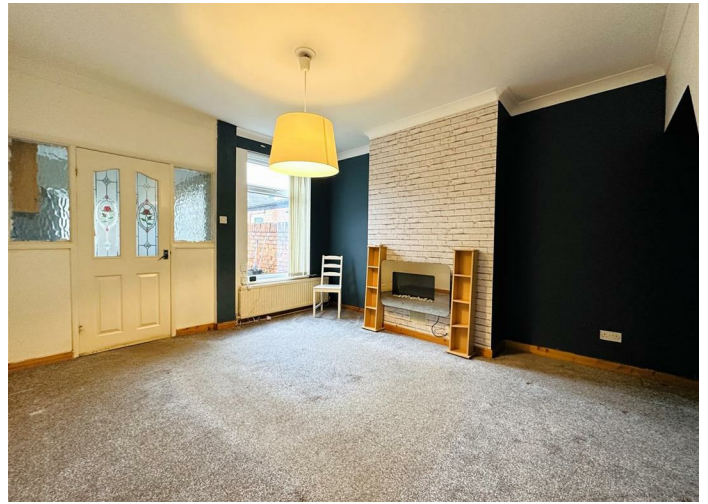
**Offers Over £100,000**



**\*\*ATTIC BEDROOM\*\*GREAT FOR FIRST TIME BUYERS AND INVESTORS\*\***Situated in the town of Goole, this mid-terraced property briefly comprises: Dining Room, Lounge and Kitchen. To the First Floor are two Bedrooms and a Bathroom, with a further Bedroom to the Second Floor. Externally, the property benefits from a fully enclosed yard to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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'.**











## PROPERTY SUMMARY

This mid-terrace property is situated in the heart of Goole and offers a spacious layout across three floors, ideal for families or first-time buyers. The property boasts two well-proportioned reception rooms, providing ample space for living and dining areas. The kitchen, located at the rear, is bright and functional, offering direct access to the rear yard. Upstairs, there are two generously sized bedrooms and a family bathroom, all benefiting from natural light. The second floor features a third bedroom, which could be used as a guest room or home office, with additional eaves storage space. At the rear of the property, you'll find a low-maintenance yard, perfect for outdoor relaxation and entertaining. This property offers excellent potential with spacious interiors and a convenient location.

## GROUND FLOOR ACCOMMODATION

### Dining Room

12'1" x 11'4" (3.70m x 3.47m)

### Lounge

16'1" x 12'2" (4.92m x 3.71m)

### Kitchen

11'7" x 6'5" (3.55m x 1.97m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'1" x 11'6" (3.70m x 3.51m)

### Bedroom Three

10'9" x 8'2" (3.28m x 2.49m)

### Bathroom

7'10" x 5'8" (2.41m x 1.75m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

17'2" x 12'5" (5.24m x 3.80m)

## DIRECTIONS

From our branch on Pasture Road, head North and at the roundabout, take the first exit onto Centenary Road. Turn left onto Clifton Gardens and then turn right onto Boothferry Road. Turn left onto Henry Street and the property can be clearly identified by our Park Row 'For Sale' board in the window of the property.

## 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

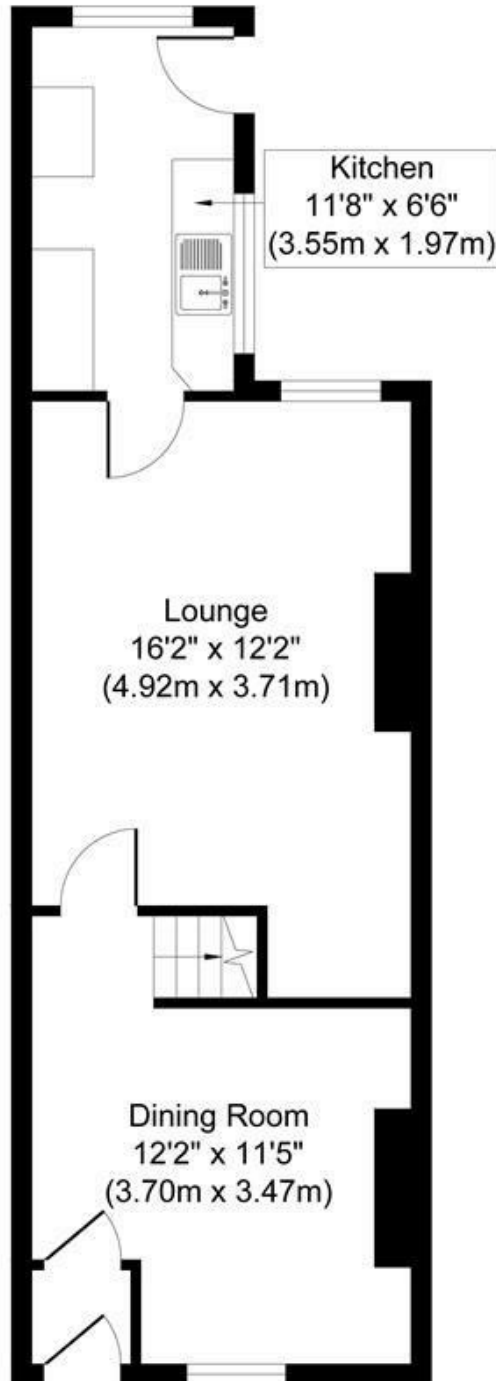
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

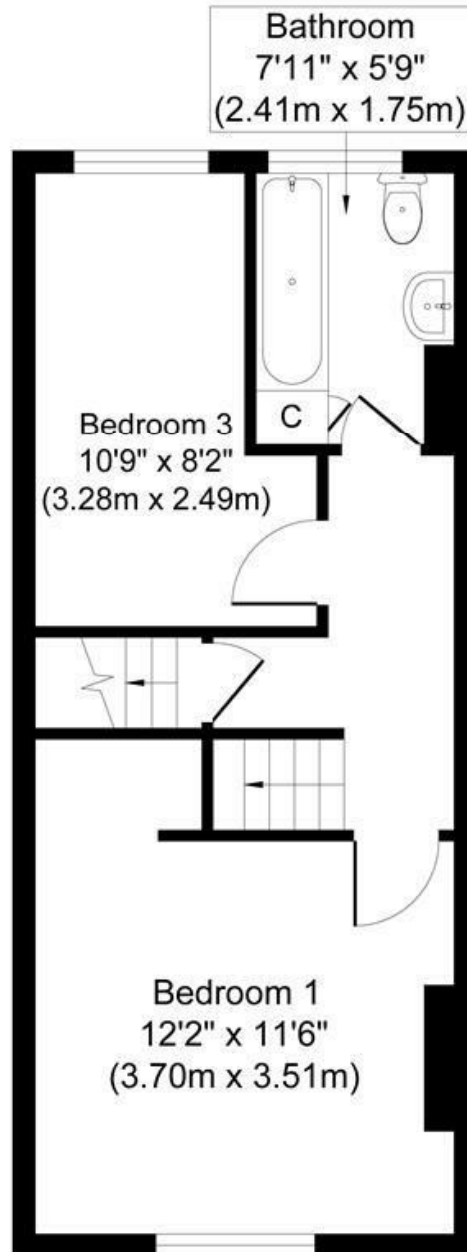
CASTLEFORD - 01977 558480





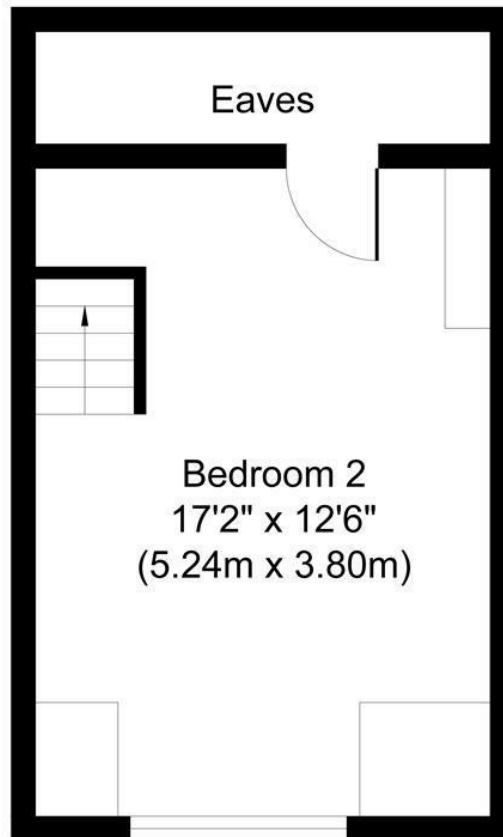
**Ground Floor**  
**Approximate Floor Area**  
**451 sq. ft**  
**(41.93 sq. m)**

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**  
**374 sq. ft**  
**(34.74 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**210 sq. ft**  
**(19.49 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
49-54 <b>E</b>		49-54 <b>E</b>	
41-48 <b>F</b>		41-48 <b>F</b>	
31-40 <b>G</b>		31-40 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		
	50		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	