

Park Row

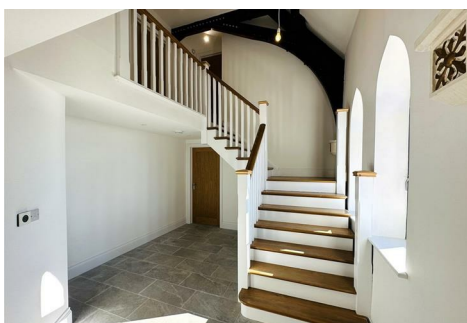


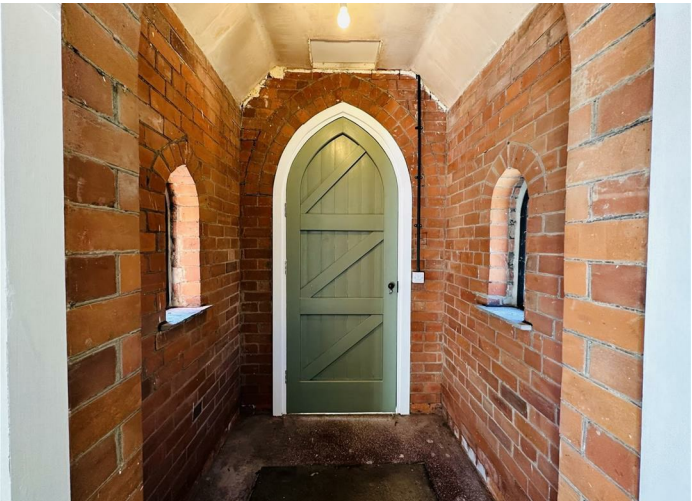
Reedness, Goole, DN14 8ET

Offers Over £350,000

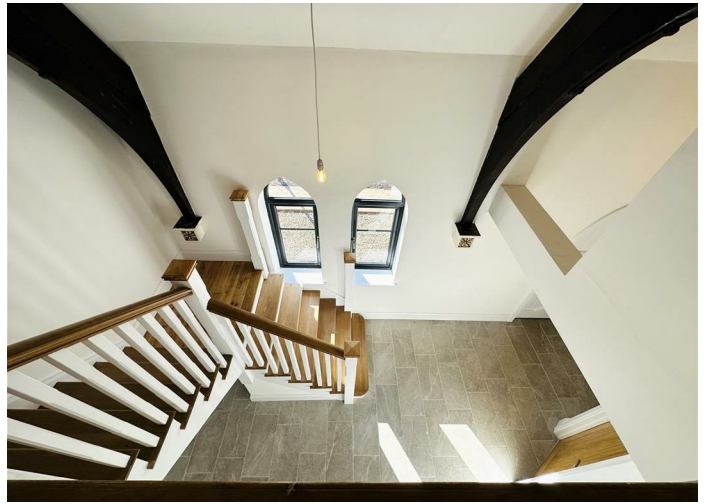


**** CHARACTERFUL PROPERTY ** TASTEFULLY RENOVATED **** This stunning converted chapel, with sections dating back to 1833, offers a unique blend of character and contemporary living. The property boasts striking original features, including beamed and vaulted ceilings, and beautiful arched windows that flood the space with natural light. The flexible open-plan layout provides a spacious living area, ideal for entertaining or relaxed family living. On the ground floor, you'll find a bedroom with an en-suite, while two additional bedrooms are located on the first floor. Outside, the property benefits from low maintenance hardstanding to the front to allow parking for multiple vehicles, adding convenience to this charming historic home.











GROUND FLOOR ACCOMMODATION

The property has a lovely tiled flooring throughout the ground floor, which is benefited by the underfloor heating zones throughout the floor. There are hardwood timber doors throughout the property, alongside UPVC double glazed windows.

Porch

5'6" x 5'4" (1.69m x 1.65m)

Hardwood timber door leading through to the porch, UPVC double glazed frosted windows. A further hardwood timber door following access to the main hallway.

Hall

20'2" x 11'6" (6.15m x 3.51m)

Exposed beams up to the ceiling, oak stepped staircase leading to the First Floor Accommodation. There is tile flooring in here, with underfloor heating covering the whole of the ground floor.

The hall also houses a keypad for an intruder alarm. There are also UPVC double glazed Chapel windows to the front elevation and then oak doors leading off to each room in the property.

Living Room

26'2" x 21'9" (7.99m x 6.65m)

UPVC double glazed windows to the front and side elevations, there is again tiled floors in here but with the added benefit of the underfloor heating throughout. There is then arched aperture leading into the kitchen and dining area.

Kitchen

20'5" x 19'3" (6.23m x 5.87m)

A beautifully designed bespoke kitchen, featuring a comprehensive range of base, wall, and larder units with stylish pewter handles. The granite worktops, complete with matching upstands, include an inset one-and-a-half bowl stainless steel sink. This modern kitchen comes fully equipped with brand new integrated appliances, including a double electric oven, a five-ring induction hob, and a dishwasher. The entire kitchen, along with the rest of the property, benefits from a complete renovation, ensuring everything is in pristine, brand new condition.

There are again UPVC double glazed windows on the rear and side, also loft access with traditional beams to the ceiling.

The breakfast bar area has tile flooring, with a television point added also.

Bedroom Three

14'3" x 9'10" (4.35m x 3.00m)

UPVC double glazed window to side and rear elevation, tiled

flooring with the underfloor heating. Further oak door leading into:

En-Suite

9'9" x 7'6" (2.98m x 2.30m)

Shower cubicle with a glass screen with a chrome shine. WC includes Chrome fittings, white washing basin, chrome tap and a wall mounted Chrome heated towel rail and benefitting from underfloor heating.

An extractor fan is also within the room alongside UPVC double glazed windows.

Rear Hall

6'2" x 4'5" (1.90m x 1.37m)

Features another intruder alarm.

Utility Room

10'1" x 7'0" (3.09m x 2.14m)

In here there are doors leading to both storage cupboards housing the pressurised hot water system. There is a marble effect work surface with plumbing installed for a washing machine. The central heating is also located in here. Again with UPVC double glazed windows throughout.

Ground Floor w.c

9'3" x 6'3" (2.82 x 1.92)

White low flush WC with Chrome fittings, white pedestal wash hand basin, with frosted UPVC double glazed windows to the side and rear with a rear elevation extraction fan.

FIRST FLOOR ACCOMMODATION

Landing

22'3" x 11'11" (6.80m x 3.64m)

In the landing you will see exposed wooden beams, a loft access area, with balustrade and spindles. Oak doors lead off into each of the rooms.

Bedroom One

19'4" x 15'7" (5.90m x 4.76m)

This bedroom features exposed beams and a UPVC double glazed Velux skylight window giving views of the surrounding fields.

There is central heating throughout this room alongside a television point with loft access also.

Bedroom Two

15'3" x 11'4" (4.66m x 3.46m)

In this bedroom there is again exposed wooden beams, with UPVC double glazed frosted windows to side elevation and Velux double glazed skylight window to rear elevation.

There is again central heating and a television point in here.

Bathroom

9'1" x 6'11" (2.78m x 2.13m)

A white P-shaped bath with chrome trimmed shower screen and shower head, the shower is tiled to ceiling height whilst the rest of the suite is tiled to mid height. White pedestal basin with chrome tap fixtures. This bathroom also features a chrome heated towel rail.

There is also exposed wooden beams with a Velux double glazed skylight window to the rear elevation. There is also a wooden door in here leading towards the storage cupboard,

EXTERIOR

Outside of the property is a lamp, with a flagged pathway leading away, emerging into further concrete pathway with stoned edgings.

To the side of the property there is decorative stone hardstanding, this path follows along to the side and rear of the property which will follow onto the garden.

The outside of the property also features an outdoor tap, and oil tankers.

Towards the front of the property there is also a brick built outdoor WC and white wash hand basin.

Front

Aerial photographs

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: TBC

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

Heating: Oil

Sewerage: Mains

Water: Mains

Broadband: Superfast

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.

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.

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.

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

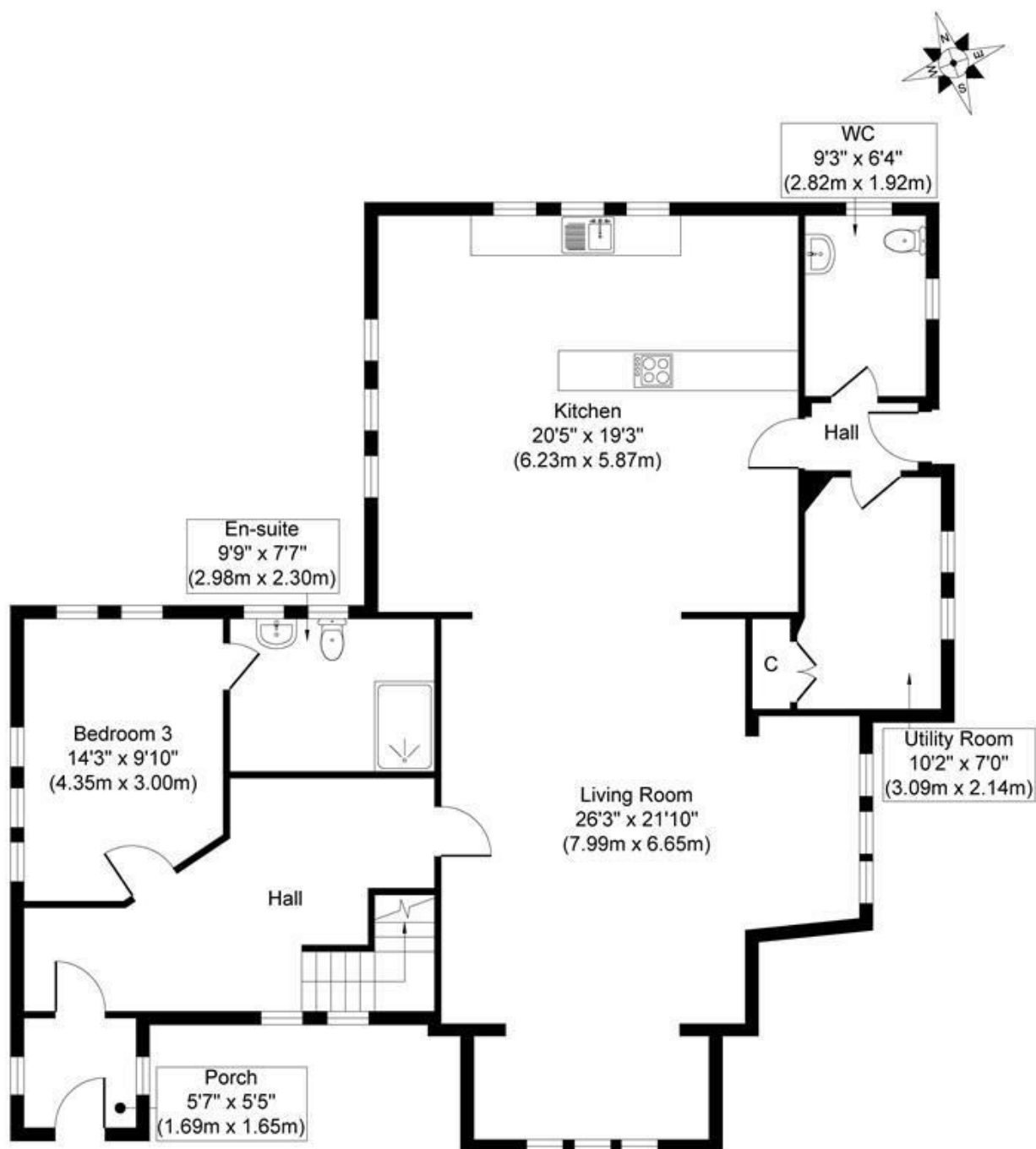
PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

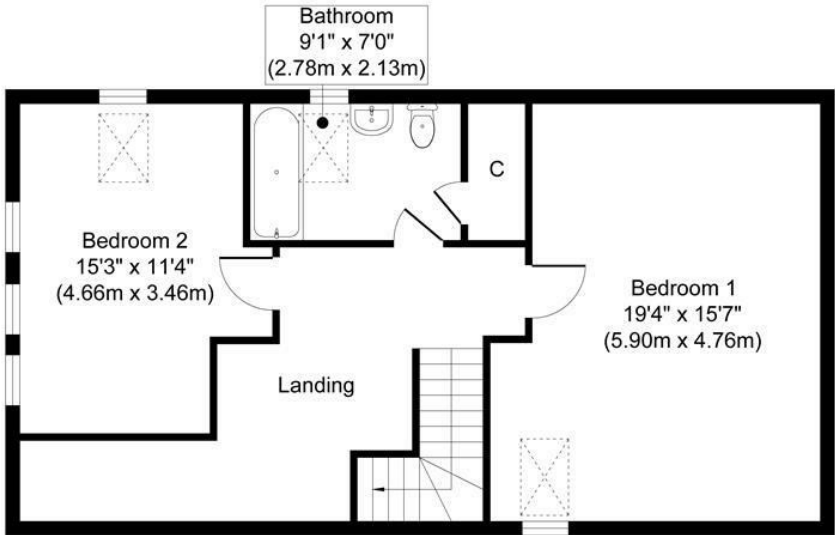
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1444 sq. ft
(134.15 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
719 sq. ft
(66.80 sq. m)

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