

Park Row



Chiltern Road, Goole, DN14 6HS

Offers Over £110,000



****SOUTH EAST FACING GARDEN**GREAT FOR FIRST TIME BUYERS AND INVESTORS**** Situated in Goole, this Mid Terrace property briefly comprises: Hallway, Lounge and Kitchen Diner to the Ground Floor. To the First Floor are three bedrooms and a Shower Room. Externally, the property benefits from having off street parking to the front and a low maintenance rear garden. **VIEWING IS HIGHLY 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-terraced home offers practical living in the town of Goole. The ground floor features a welcoming lounge and a kitchen-diner, perfect for entertaining or family meals with integrated appliances including; oven, four ring gas hob, extractor fan, underlighting to wall units, dishwasher and washing machine. Upstairs, the first floor boasts three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from off-street parking to the front, while the rear presents a low-maintenance garden, ideal for relaxation or outdoor gatherings. A fantastic opportunity for families, first-time buyers, or investors.

GROUND FLOOR ACCOMMODATION

Hall

5'3" x 4'3" (1.62m x 1.30m)

Lounge

14'5" x 11'10" (4.40m x 3.63m)

Kitchen Diner

15'1" x 7'4" (4.60m x 2.26m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'1" x 11'11" (4.01m x 3.65m)

Bedroom Two

10'6" x 8'8" (3.22m x 2.66m)

Bedroom Three

9'10" x 7'8" (3.02m x 2.34m)

Shower Room

13'0" x 6'3" (3.98m x 1.93m)

EXTERNAL

Front

Pathway running along front of the property, off street parking and wrought pedestrian and vehicular iron access gates.

Rear

Low maintenance rear garden with concrete paths and flags. Fully enclosed.

DIRECTIONS

From our branch on Pasture Road in Goole head North towards Third Avenue and turn right onto Marlborough Avenue. Finally, turn left onto Chiltern Road where the property can 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

Heating: 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

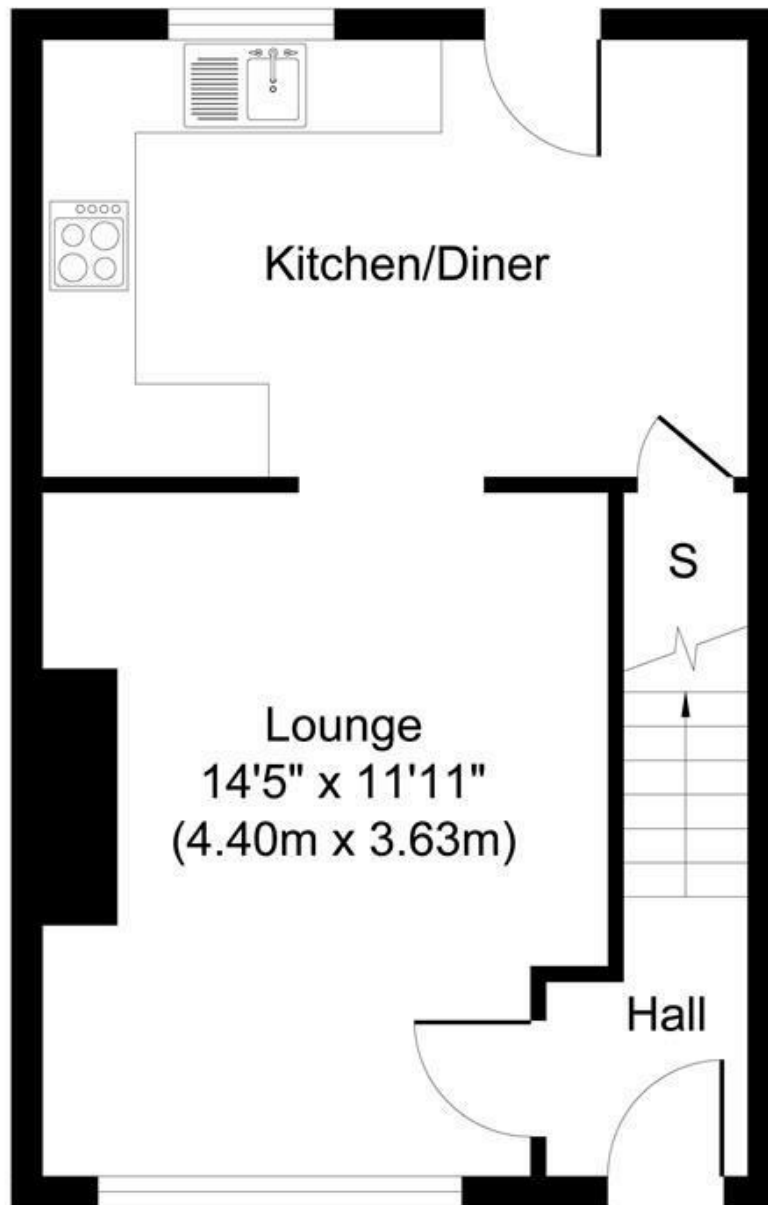
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

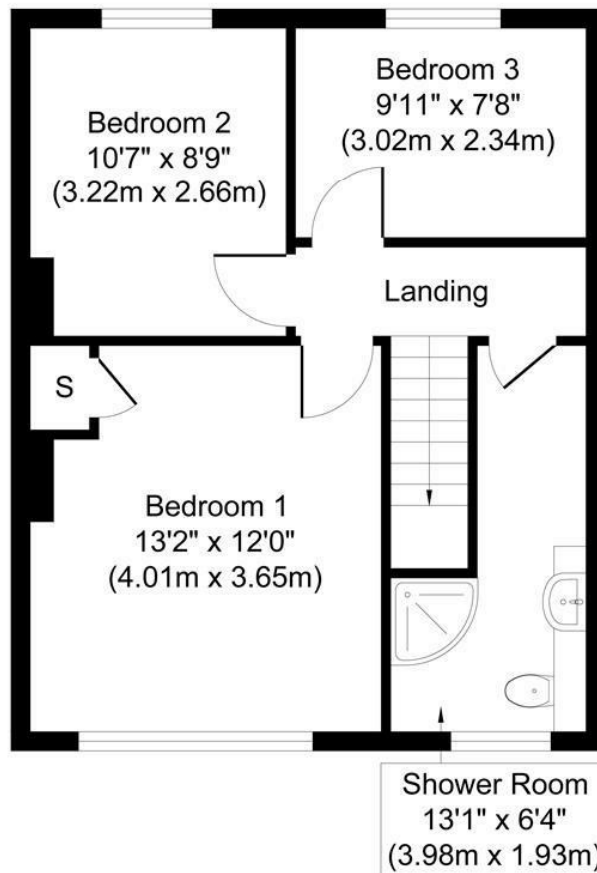




Ground Floor
Approximate Floor Area
359 sq. ft
(33.35 sq. m)

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
456 sq. ft
(42.36 sq. m)

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T 01405 761199
W www.parkrow.co.uk

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

