

Park Row



Gladstone Terrace, Goole, DN14 5AQ

Offers Over £180,000



**** GREAT FOR FIRST TIME BUYERS ** OFF STREET PARKING ** WITH A FLOOR SPACE COVERING 1284 sq ft/119.28sq m **** Situated in Goole, this spacious mid terrace property briefly comprises: Dining Room, Lounge and Kitchen. To the First Floor are two bedrooms and a Bathroom. To the Second Floor are two further bedrooms. Externally the property parking to the front and courtyard to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 house in Goole offers spacious and versatile living across three floors, ideal for families seeking a well-appointed home. The property features a welcoming dining room, a cosy lounge perfect for relaxation, and a well-equipped kitchen with ample storage and workspace. To the first floor are two generously sized bedrooms and a family bathroom providing comfortable and convenient living arrangements. To the second floor are a further two bedrooms offering additional flexibility for larger households, guests, or potential home office spaces. To the front, the property benefits from two dedicated parking spaces, and there is an enclosed forecourt area to the rear. This home is a fantastic opportunity to enjoy practical and well-designed living in a convenient Goole location.

GROUND FLOOR ACCOMMODATION

Dining Room

14'5" x 9'3" (4.41m x 2.82m)

Inner Hall

Lounge

14'6" x 12'11" maximums (4.44m x 3.95m maximums)

Kitchen

12'11" x 8'7" (3.94m x 2.63m)

First Floor Accommodation

Landing

Bedroom Three

11'3" x 9'0" (3.43m x 2.75m)

Bedroom Four

14'7" x 8'10" (4.46m x 2.71m)

Bathroom

12'11" x 7'10" (3.96m x 2.39m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One

14'2" x 8'5" (4.34m x 2.57m)

Bedroom Two

14'2" x 9'7" (4.33m x 2.94m)

EXTERNAL

Front

Two off street parking bays.

Rear

Enclosed forecourt area, fully enclosed with timber fence and timber panels.

DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and continue on Boothferry Road and left again to continue onto Edinburgh Street. Take the third exit at the mini roundabout onto Government Street then right onto Alexandra Street. Finally, turn left onto Estcourt Terrace.

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


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

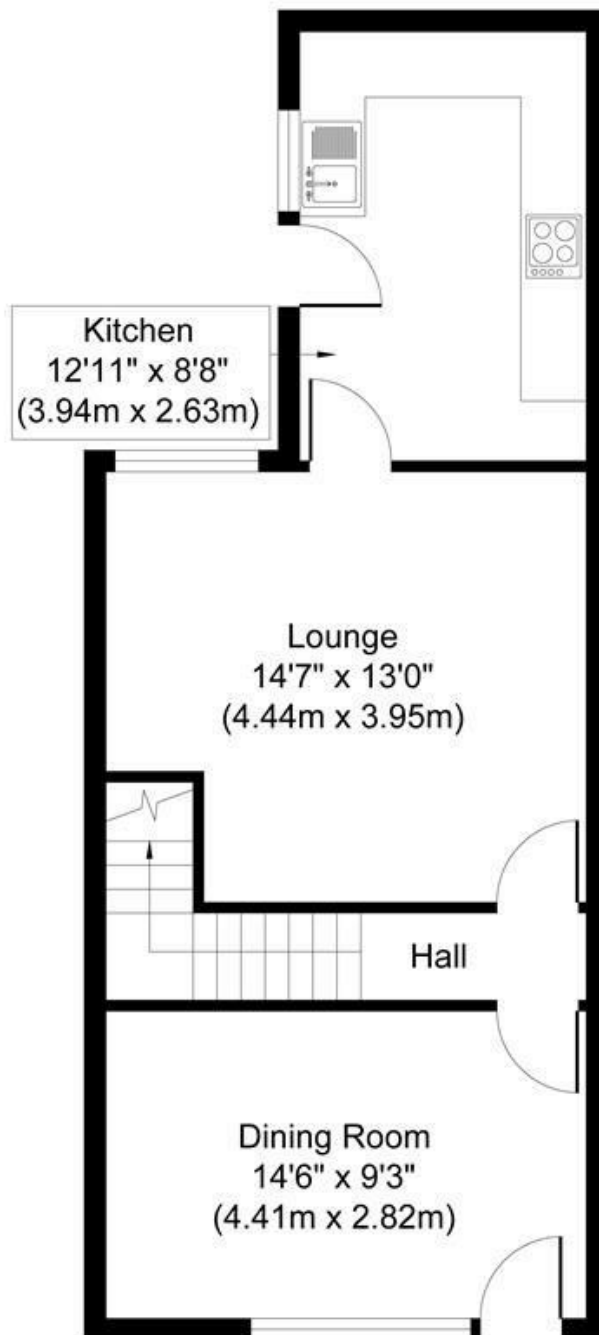
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

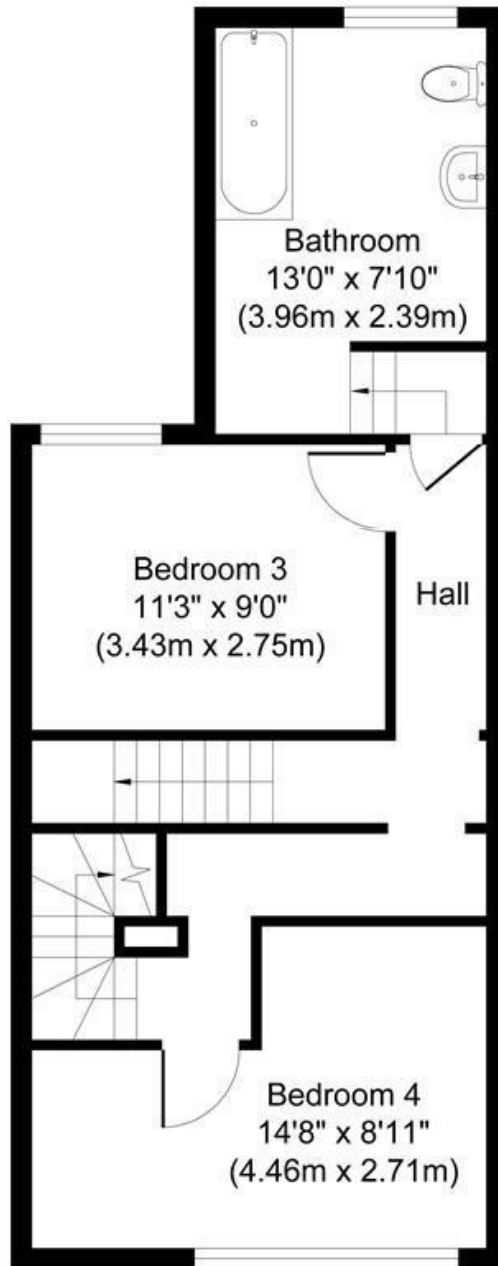




Ground Floor
Approximate Floor Area
483 sq. ft
(44.89 sq. m)

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.

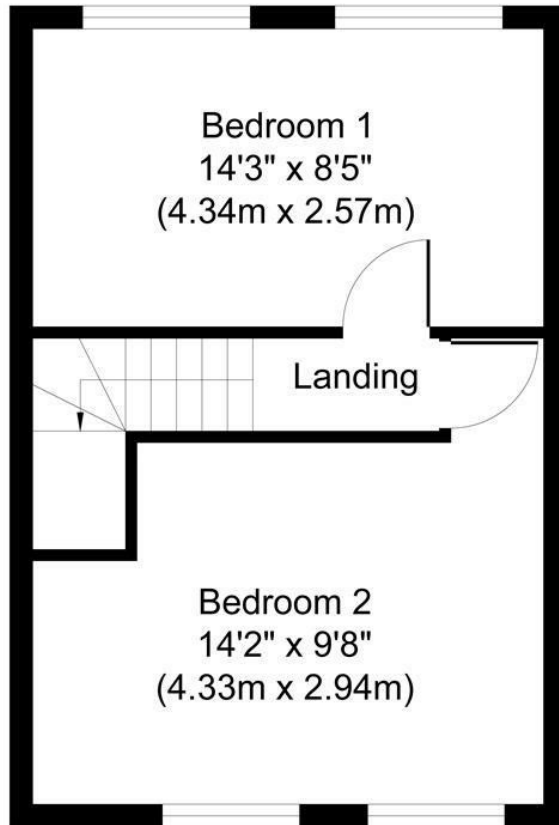
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First Floor
Approximate Floor Area
483 sq. ft
(44.89 sq. m)

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Second Floor
Approximate Floor Area
318 sq. ft
(29.50 sq. m)

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