

# Park Row



**Springfield, Howden, Goole, DN14 7TX**

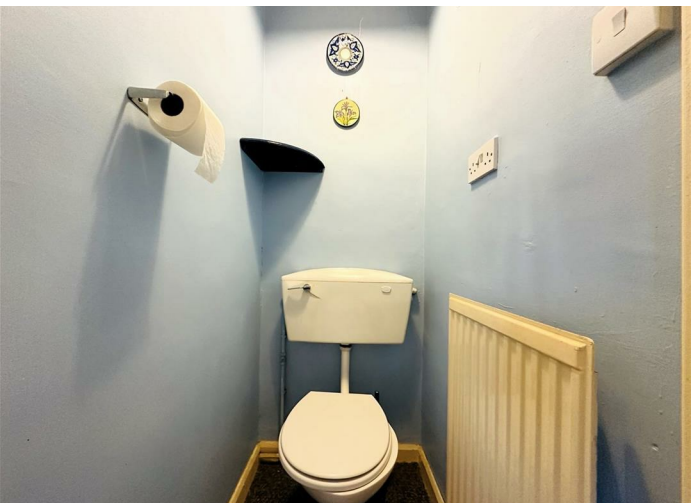
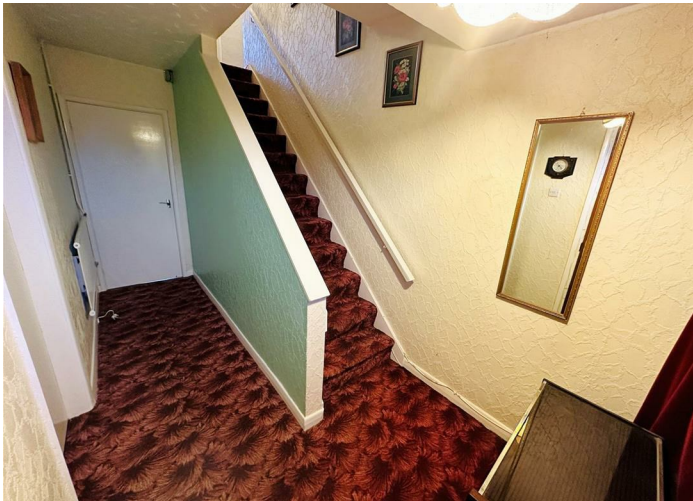
**Offers Over £230,000**



**\*\*INTEGRAL GARAGE\*\*VILLAGE LOCATION\*\*** Situated in Howden, this semi detached property briefly comprises: Entrance Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are five bedrooms, Bathroom and toilet. Externally, the property has off street parking, Integral Garage and a garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'.**





















## GROUND FLOOR ACCOMMODATION

### Entrance

Hardwood panelled timber door leading into the:

### Hallway

13'11" x 6'3" (4.25m x 1.91m)



UPVC double glazed window to the front elevation, stairs leading to First Floor Accommodation with handrail, central heating radiator and doors leading off.

### Lounge

20'10" x 13'10" (6.37m x 4.24m)



Coal effect living flame and gas fire set into marble effect back and hearth with decorative timber fire surround. UPVC double glazed windows to the front and rear elevations, central heating radiator and television point. Door off into the:



### Kitchen Diner

19'6" x 10'8" (5.95m x 3.27m)



Range of cream fronted base and wall units in a shaker style



with brushed chrome T-bar handles. Single bowl white sink and drainer with chrome mixer tap over set into a granite effect work surface with tiled splashback. Electric cooker point, plumbing for washing machine and plumbing for dish washer. UPVC door with top section having double glazed frosted panel and uPVC double glazed window to the rear elevation. Extractor, central heating radiator and under stairs storage cupboard. Door into the Integral Garage and into the:



### Ground Floor w.c

3'5" x 2'7" (1.06m x 0.79m)



White low flush w.c with chrome fittings, central heating radiator and extractor.

### FIRST FLOOR ACCOMMODATION

#### Landing

Loft accesses, storage cupboard housing the hot water tank and doors leading off.

#### Bedroom One

11'6" x 9'6" (3.53m x 2.91m)



UPVC double glazed window to the rear elevation, central heating radiator and telephone point.





**Bedroom Three**  
13'11" x 8'11" (4.26m x 2.74m)



UPVC double glazed window to the side elevation.

**Bedroom Two**  
11'7" x 11'0" (3.54m x 3.37m)



UPVC double glazed window to the front elevation and central heating radiator.





### Bedroom Four

9'1" x 7'0" (2.78m x 2.15m)



UPVC double glazed window to the rear elevation and wood effect flooring.

### Bedroom Five

8'1" x 7'2" (2.48m x 2.19m)



UPVC double glazed window to the front elevation, central heating radiator and overstairs storage cupboard.



### Bathroom

6'5" x 5'4" (1.98m x 1.65m)



White panel bath with chrome taps and Triton shower over. White pedestal wash hand basin with chrome taps over. The room is tiled on all walls to ceiling height. UPVC double glazed frosted window to the rear elevation and wall mounted electric heater.



### First Floor w.c

6'6" x 2'11" (2.00m x 0.89m)



White low flush w.c with chrome fittings and uPVC double glazed frosted window to rear elevation.

### EXTERNAL

#### Front



Storm porch, outside lamp and blocked pathway running along the front of the property merging into matching driveway. Crushed slate herbaceously planted areas with raised borders. Boundaries defined by timber fence and brick wall.

### Integral Garage

16'4" x 9'1" (4.99m x 2.79m)

Up and over door, boiler, power and lighting.

#### Side



Further blocked pathway with decorative stoned area, herbaceously planted leading to the:

#### Rear



Pathway running along the rear, outside tap and outside halogen floodlight on PIR sensor. Garden laid to lawn with herbaceous borders. Flagged pathway, concrete hardstanding, timber shed and pebbled patio areas. Boundaries defined by timber fence and trellising.





## DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. At the second roundabout, carry on Boothferry Road. Next, turn left onto Bellcross Lane and finally right onto Springfield where the property will be clearly identifiable by our Park Row '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: D

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: 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.

## 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

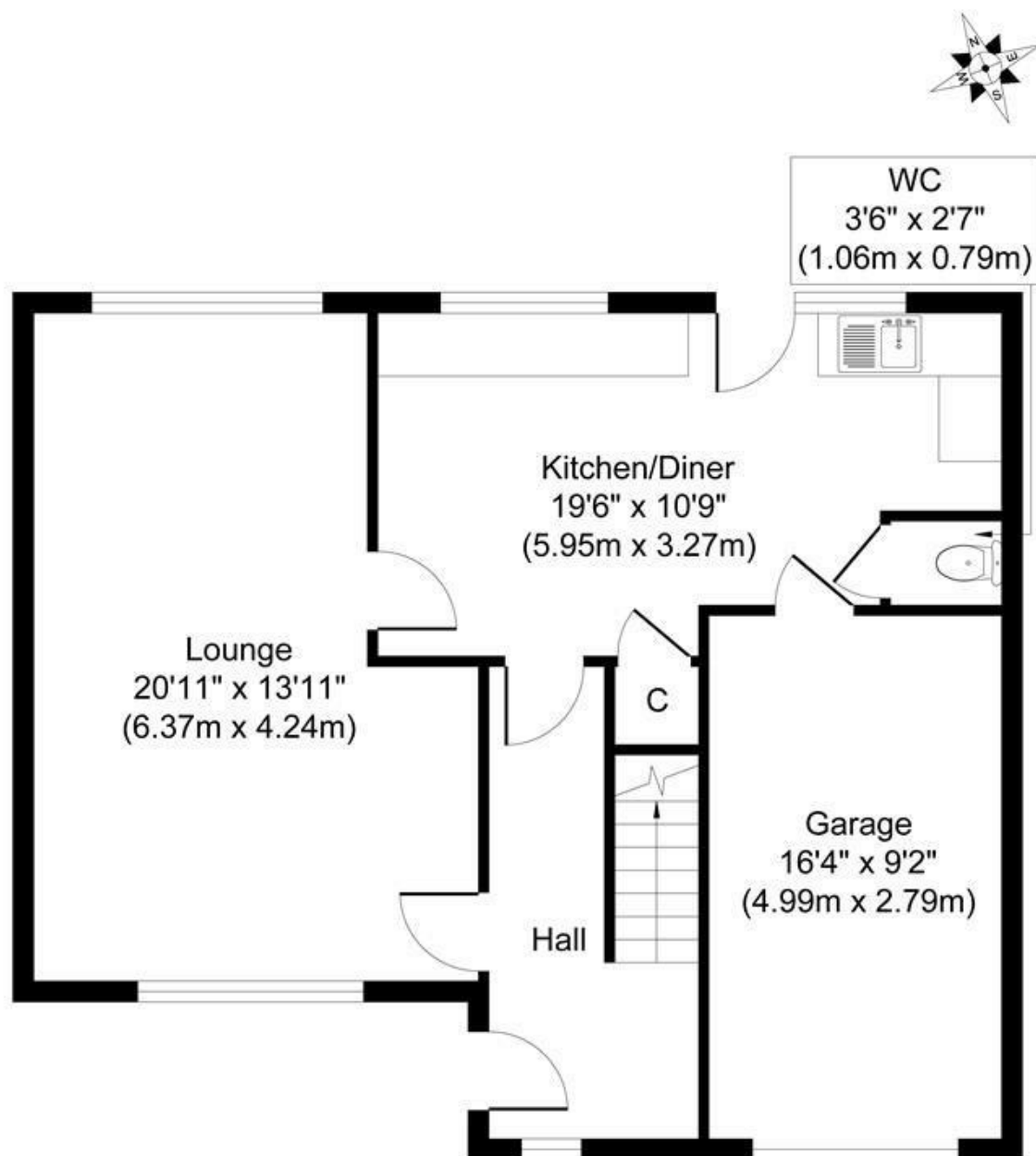
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



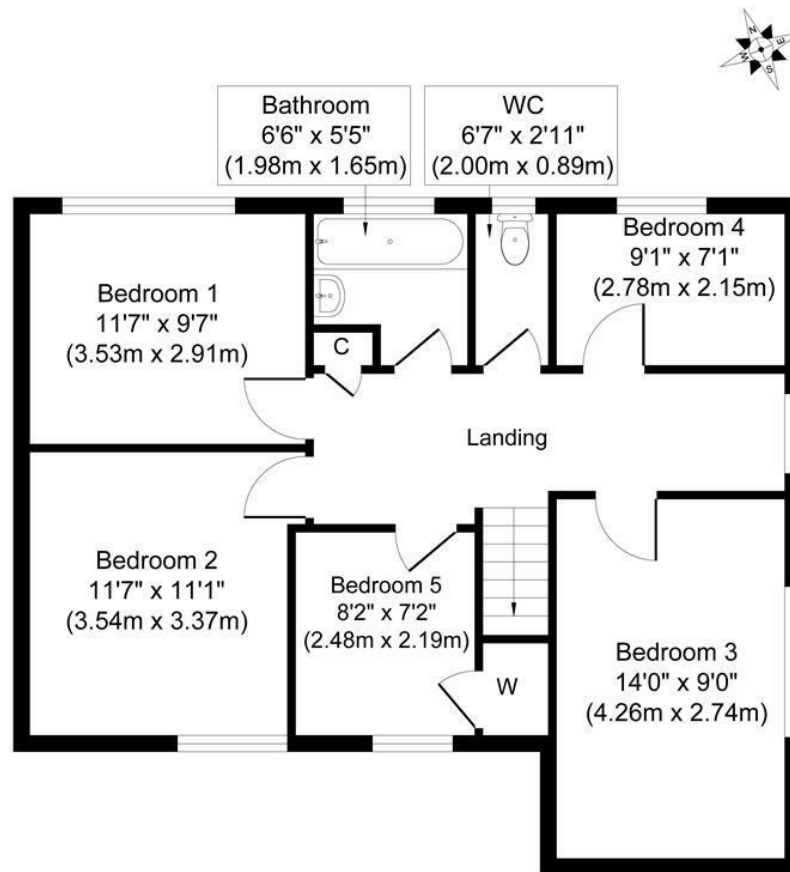


**Ground Floor**  
**Approximate Floor Area**  
**712 sq. ft**  
**(66.14 sq. m)**

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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