

Park Row



Montrose Court, Goole, DN14 5XZ

Offers Over £125,000



****OFF STREET PARKING**SOUTH FACING REAR GARDEN**** Situated in the town of Goole, this terraced property briefly comprises: Lounge and Kitchen Diner. To the First Floor are two Bedrooms and a Shower Room. Externally, the property benefits from a fully enclosed yard to the rear, a garden to the front and off street parking. **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

A two-bedroom terraced property located in a sought-after area of Goole, offering comfortable living spaces and excellent amenities both inside and out for first time buyers and investors. To the ground floor is a welcoming lounge, perfect for relaxation or entertaining guests and a kitchen diner, featuring ample space for family meals and direct access to the outdoor area. To the first floor are two well-proportioned bedrooms, ideal for a growing family, home office, or guest accommodation, and a shower room, designed for convenience. Externally, there is a rear garden, providing a private space for outdoor activities and relaxation, a front garden, enhancing the property's curb appeal and off-street parking, ensuring secure and easy vehicle accommodation.

GROUND FLOOR ACCOMMODATION

Lounge

16'2" x 11'7" (4.93m x 3.54m)

Kitchen Diner

11'8" x 11'7" (3.58m x 3.54m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'6" x 10'2" (3.52m x 3.12m)

Bedroom Two

11'6" x 8'8" (3.53m x 2.66m)

Shower Room

8'7" x 4'5" (2.63m x 1.36m)

EXTERIOR

Front

Storm porch and flagged pathway. Garden, communal footpath and off street parking.

Rear

Flagged patio area, timber shed and fully enclosed. Access to rear service lane.

DIRECTIONS

From our branch on Pasture Road head south towards Second Avenue and turn left onto Boothferry Road. Then, turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street turns left and becomes Hook Road. Next, turn left onto Wentworth Drive, then right onto Bretton Avenue, left onto Montrose Drive and finally right onto Montrose Court.

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

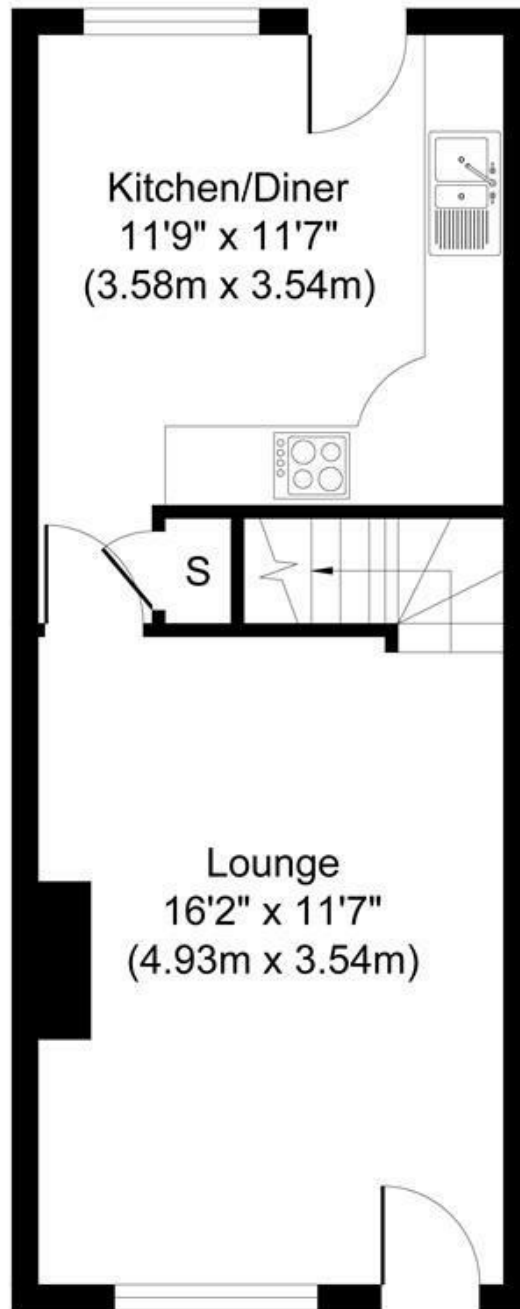
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

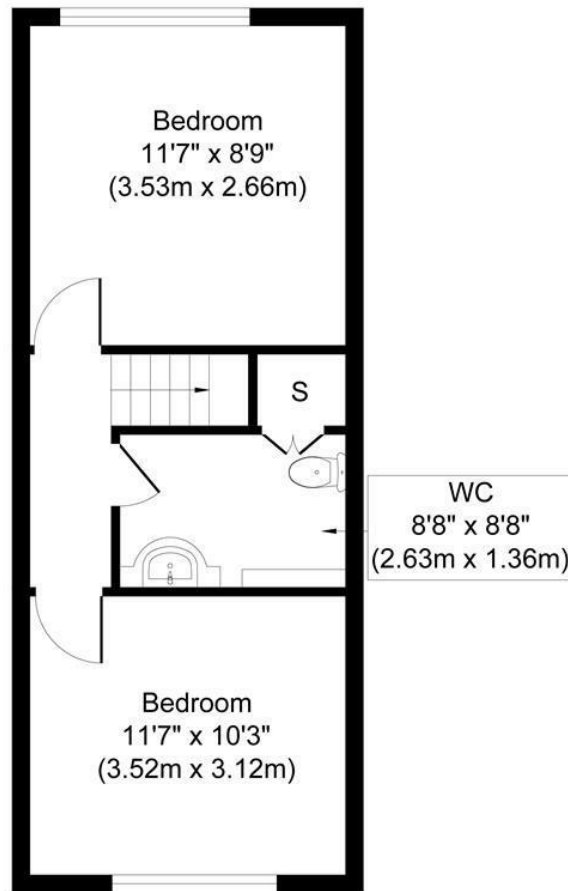
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
362 sq. ft
(33.66 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
362 sq. ft
(33.66 sq. m)

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