

Park Row



Government Street, Goole, DN14 5AN

Offers Over £130,000



**** WORKSHOP/STORE ** DOUBLE BEDROOMS ** CAR PORT **** Situated in Goole, this semi-detached bungalow briefly comprises: Hall, Lounge, Kitchen, Conservatory, two bedrooms and Shower Room. Externally the property benefits from low maintenance front and rear gardens with outside hot and cold taps and outside electrical point, off street parking with Car Port and Workshop/Store. **VIEWING 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 well-presented and maintained semi-detached bungalow is offered with no upward chain and boasts ample off-street parking, a car port, and low-maintenance gardens to both the front and rear. The rear garden features a patio area, along with a workshop and store that benefits from lighting, power, and heating. Inside, the property offers a spacious lounge, kitchen with integrated appliances, a convenient shower room, and two double bedrooms. Ideally located near the town centre and within walking distance of the railway station, this bungalow provides both comfort and convenience.

ACCOMMODATION

Hall

9'3" x 9'2" (2.84m x 2.81m)

Lounge

16'4" x 10'0" (5.00m x 3.06m)

Kitchen

8'5" x 8'1" (2.59m x 2.47m)

Conservatory

13'10" x 10'5" (4.22m x 3.20m)

Bedroom One

12'9" x 9'1" (3.90m x 2.79m)

Bedroom Two

11'6" x 7'4" (3.51m x 2.25m)

Shower Room

5'11" x 5'6" (1.81m x 1.68m)

EXTERIOR

Front

Low maintenance front garden with decorative stone area. Drive leading up the side of the property to car part and Workshop/Store.

Rear

Raised decked patio area with lawned garden and access to Workshop/Store.

Directions

From our office on Pasture Road, head to the traffic lights on Boothferry Road and turn left. Continue to the mini-roundabout where you will take the third exit onto Government Street where the property can be identified by our Park Row Properties 'For Sale' board.

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: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G/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.

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

PONTEFRACT - 01977 791133

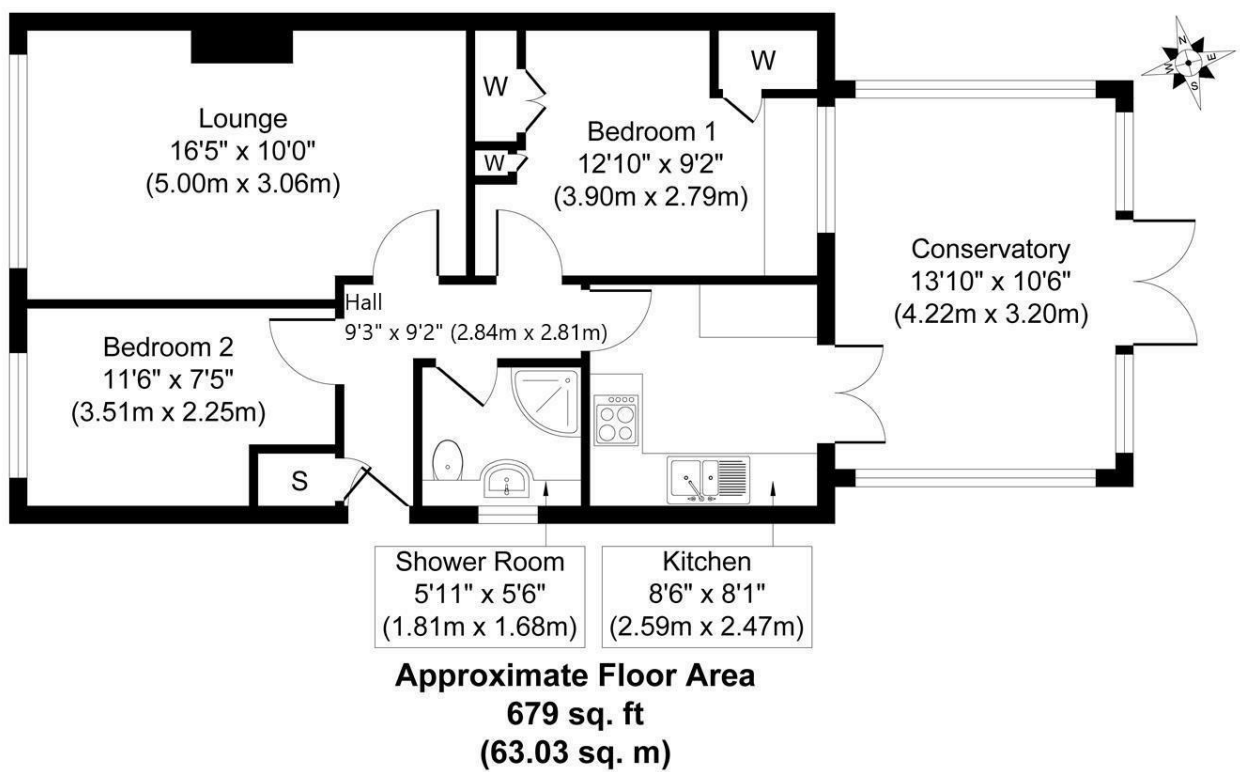
CASTLEFORD - 01977 558480

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.





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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