

Park Row



Kingsway, Goole, DN14 5HF

Offers Over £160,000



**** SOLAR PANELS ** AMPLE OFF-STREET PARKING **** Situated in the town of Goole, this semi-detached property briefly comprises: Porch, Hall, Lounge, Kitchen Diner and Conservatory. To the First Floor: three bedrooms and Bathroom with separate w.c. Externally, this property benefits from gravelled front garden area ideal for extra parking. To the rear fully flagged patio area. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









Property Summary

Located in Goole, this well presented three-bedroom semi-detached home offers spacious and versatile living accommodation, perfect for families or first-time buyers. The ground floor comprises a welcoming porch leading into a hallway, a bright and airy lounge, and a kitchen diner with ample space for dining and entertaining. The property also benefits from a conservatory, providing an additional reception area with views over the rear garden. Upstairs, there are three well-proportioned bedrooms and bathroom with a separate w.c., offering convenience for busy households. Externally, the property boasts a low-maintenance gravelled front garden with off-road parking to the side, while the rear features a flagged patio, ideal for outdoor relaxation and dining. A fantastic opportunity to acquire a well-situated home.

GROUND FLOOR ACCOMMODATION

Porch

9'1" x 3'9" (2.77m x 1.15m)

Hall

11'6" x 6'2" (3.52m x 1.88m)

Lounge

14'10" x 11'5" (4.54m x 3.48m)

Kitchen Diner

20'9" x 11'1" (6.34m x 3.40m)

Conservatory

8'8" x 6'3" (2.66m x 1.93m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 11'5" (4.03m x 3.48m)

Bedroom Two

11'5" x 10'9" (3.48m x 3.28m)

Bedroom Three

8'11" x 7'2" (2.73m x 2.20m)

Bathroom

5'9" x 5'4" (1.76m x 1.64m)

First Floor W.C.

5'6" x 2'9" (1.70m x 0.85m)

EXTERIOR

Front

Gravelled front garden.

Side

Concrete driveway leading to a single garage with double timber doors.

Rear

Enclosed fully flagged patio with brick-wall pond. Timber pedestrian side gate giving access to driveway. Outdoor tap.

DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and continue on Boothferry Road. At the mini roundabout continue onto Edinburgh Street. Turn left onto Lime Tree Avenue and then right again onto Broadway. Finally, turn left onto Kingsway where the property will be clearly identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

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.

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.

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.

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:

GOOLE - 01405 761199

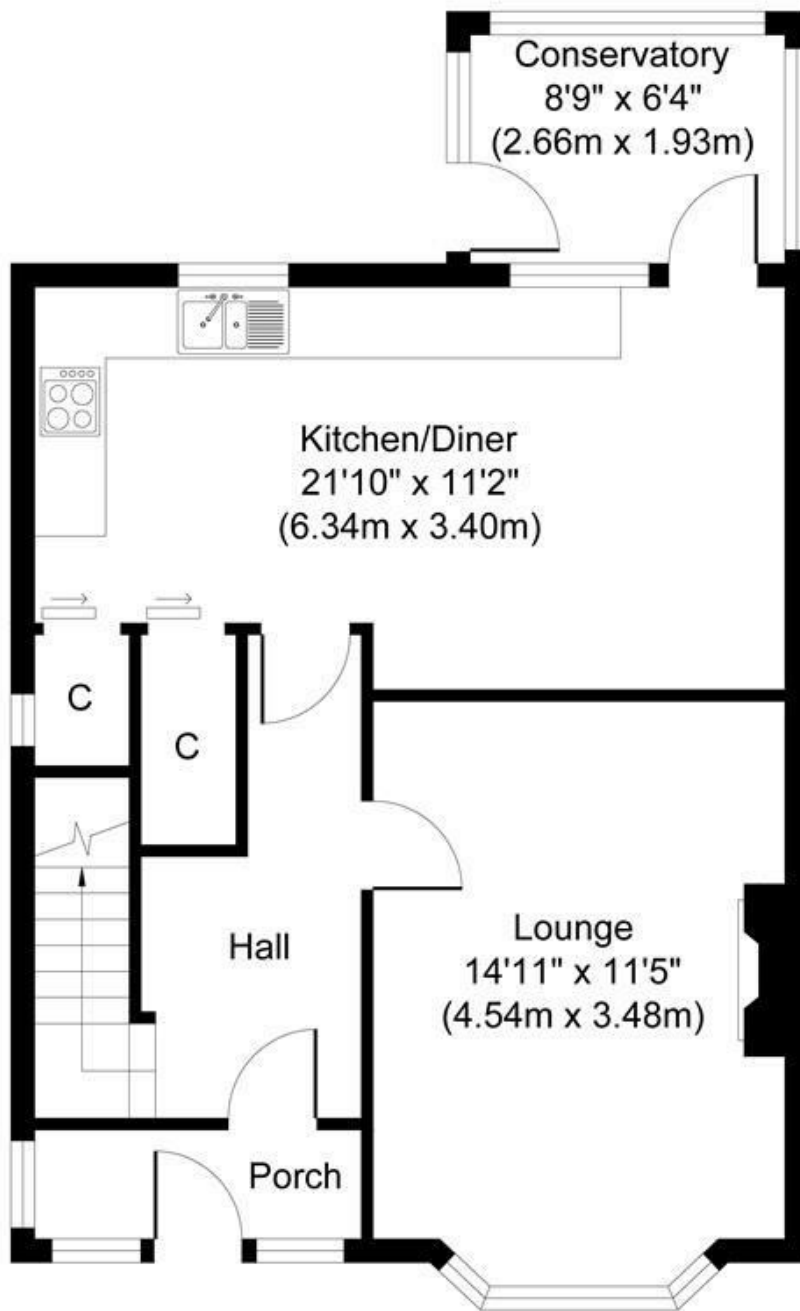
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

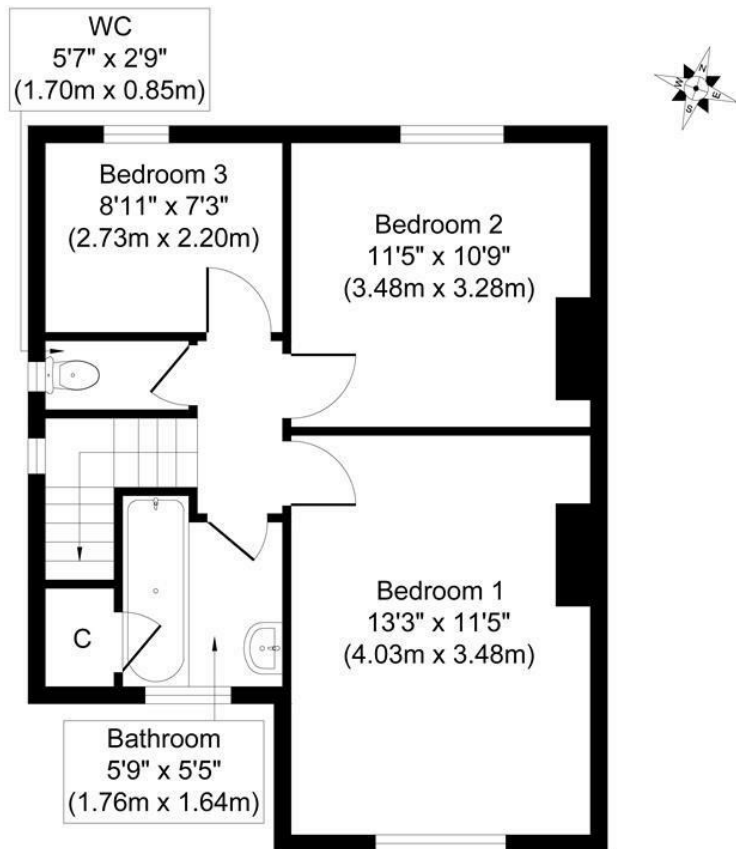
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
618 sq. ft
(57.41 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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