

Park Row



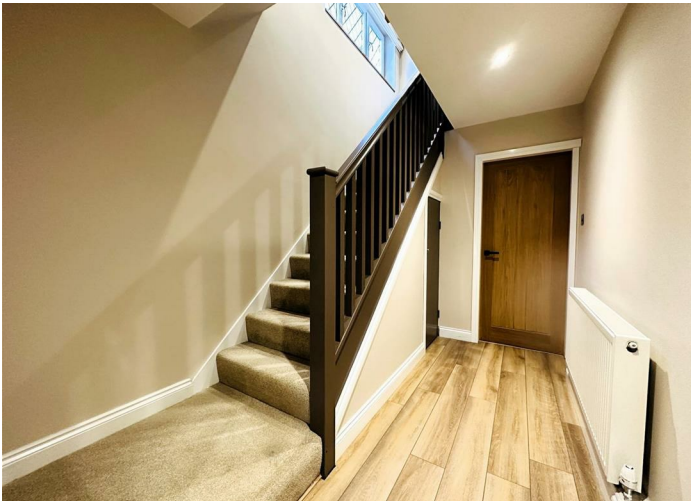
St. Johns Street, Howden, Goole, DN14 7DA

Offers Over £300,000



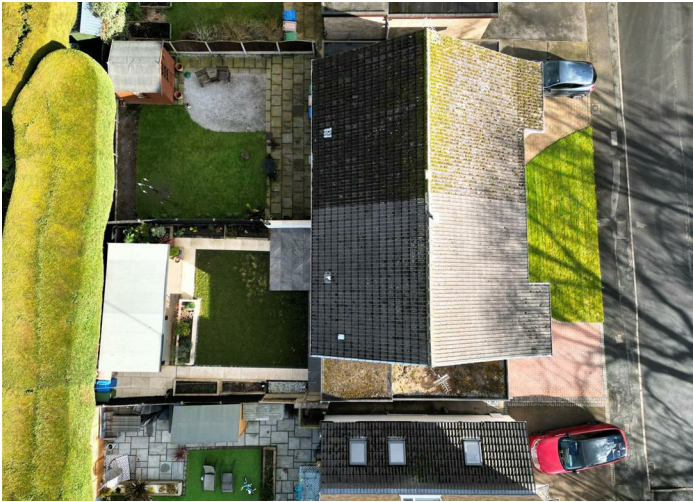
**** CLOSE TO NATURE RESERVE ** OPEN-PLAN LIVING ** IMPOSING FAMILY HOME **** Situated in the desirable market town of Howden this semi-detached property briefly compromises: Hall, w.c., Lounge, Kitchen Diner and Utility. To the First Floor: three bedrooms and family bathroom. Externally the property benefits from garage with up-and-over door, off-street parking for multiple vehicles and enclosed rear garden. **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 lovely 3-bedroom semi-detached home offers a perfect balance of comfort and convenience. The ground floor boasts a spacious lounge and a modern open-plan kitchen diner, ideal for both everyday living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom. Outside, the property benefits from off-street parking, an enclosed rear garden with a patio and lawn, plus a timber outbuilding for extra storage. The attached garage adds further practicality. With picturesque views over the nature reserve and easy access to Howden Minster, this home is a fantastic choice for families or those looking for a little extra space.

GROUND FLOOR ACCOMMODATION

Hall

17'8" x 4'0" (5.41m x 1.24m)

W.C.

5'8" x 2'8" (1.73m x 0.82m)

Lounge

16'4" x 11'8" (4.98m x 3.57m)

Kitchen Diner

19'7" x 12'7" (5.99m x 3.86m)

Utility

9'3" x 8'1" (2.84m x 2.47m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'1" x 11'9" (3.99m x 3.60m)

Bedroom Two

13'0" x 11'9" (3.97m x 3.59m)

Bedroom Three

10'6" x 6'10" (3.21m x 2.10m)

Bathroom

9'6" x 8'4" (2.91m x 2.55m)

DIRECTIONS

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Bridgegate. Finally, turn right onto St Johns Street where the property can be clearly identified by a Park Row 'For Sale' board.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

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.

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

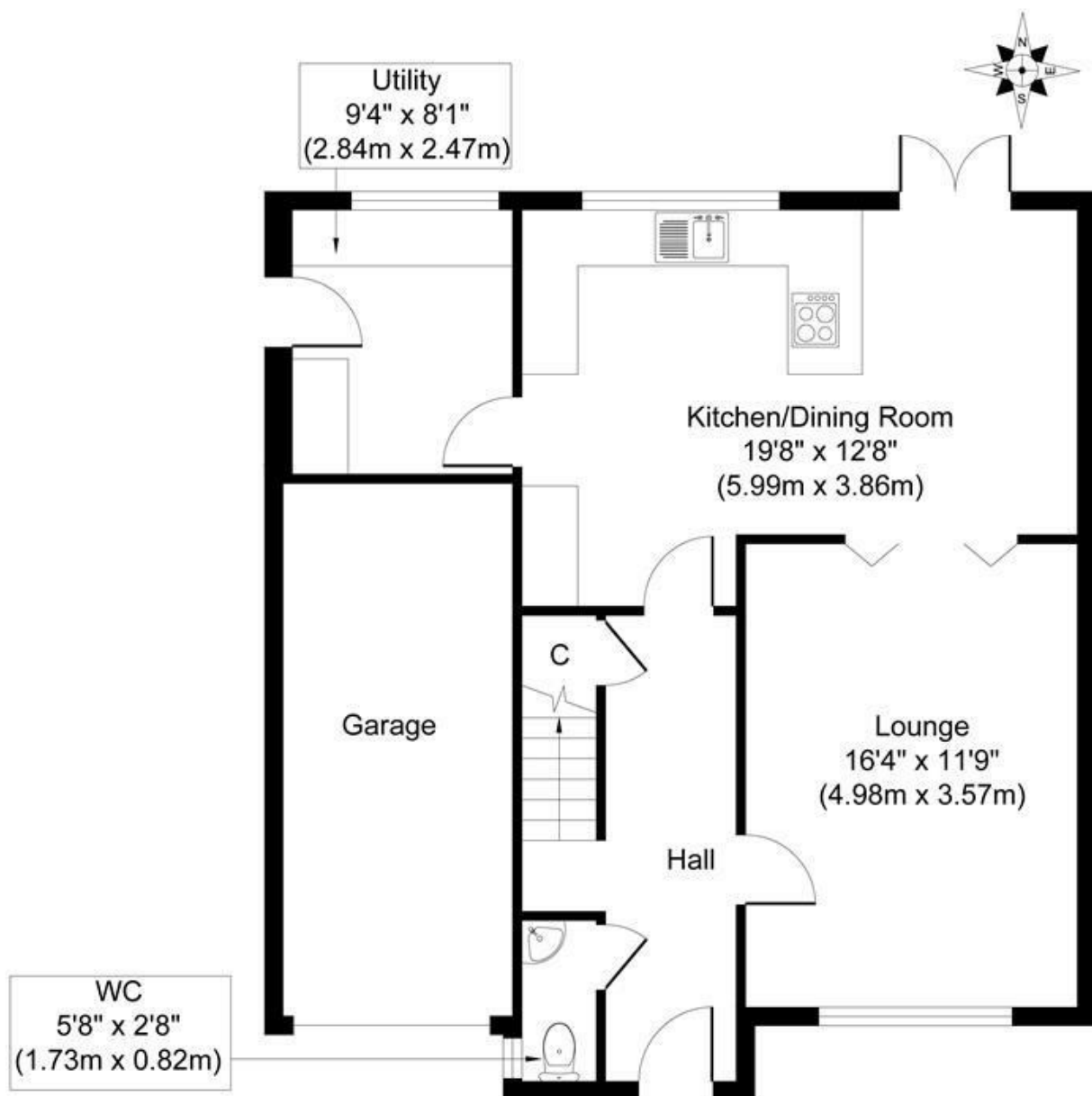
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

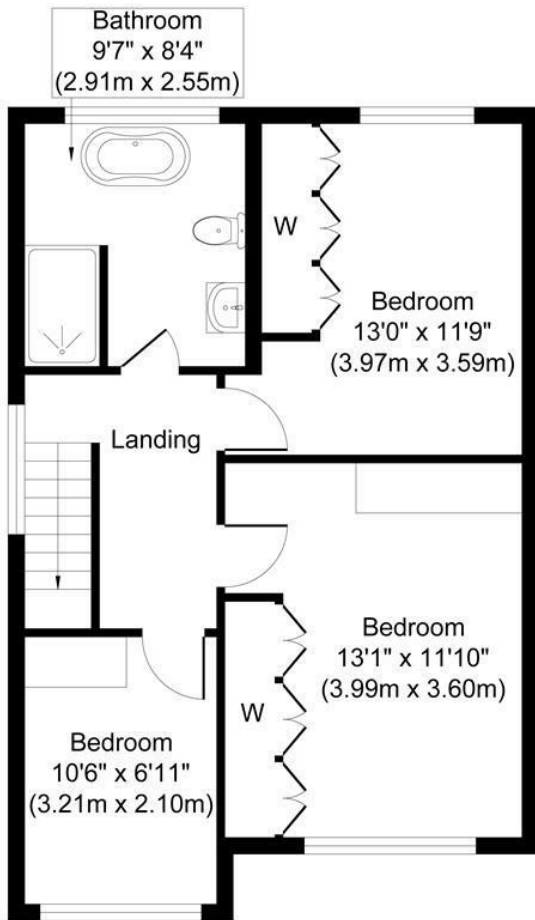




Ground Floor
Approximate Floor Area
808 sq. ft
(75.03 sq. m)

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
571 sq. ft
(53.06 sq. m)

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