

Park Row



Cooper Crescent, Goole, DN14 6DB

Offers Over £210,000



**** SOUTH-FACING REAR GARDEN ** MOTORWAY LINKS ** OFF STREET PARKING **** Situated on 'The Greenways' development in Goole, this property briefly comprises: Hall, w.c., Lounge and Kitchen Diner. To the First Floor: three bedrooms and Bathroom. Externally, the property benefits from 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

Situated on 'The Greenways' a sought-after development in Goole, this well-presented three-bedroom semi-detached property is perfect for families and first-time buyers alike. The ground floor features a welcoming entrance hall, a spacious lounge, a modern kitchen diner ideal for entertaining, and a convenient W.C. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a lawned front garden, off-road parking for multiple vehicles, and an enclosed rear garden, providing a private outdoor space.

GROUND FLOOR ACCOMMODATION

Hall

8'5" x 5'3" (2.57m x 1.62m)

W.C.

5'4" x 3'3" (1.63m x 1.01m)

Lounge

15'6" x 11'5" (4.73m x 3.48m)

Kitchen Diner

15'0" x 11'8" (4.58m x 3.56m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'0" x 8'11" (4.59m x 2.73m)

Bedroom Two

12'1" x 7'4" (3.70m x 2.24m)

Bedroom Three

8'0" x 7'4" (2.45m x 2.24m)

Bathroom

7'10" x 5'2" (2.41m x 1.58m)

EXTERIOR

Front

Lawned front garden and block paving driveway to the side.

Rear

Fully enclosed rear garden with pedestrian side access gate and flagged patio area.

DIRECTIONS

Head north on Pasture Road towards Third Avenue, at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614, turn right onto Broadley Way then right onto Cooper Crescent. Where the property can be clearly identified by a Park Row '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: TBC

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

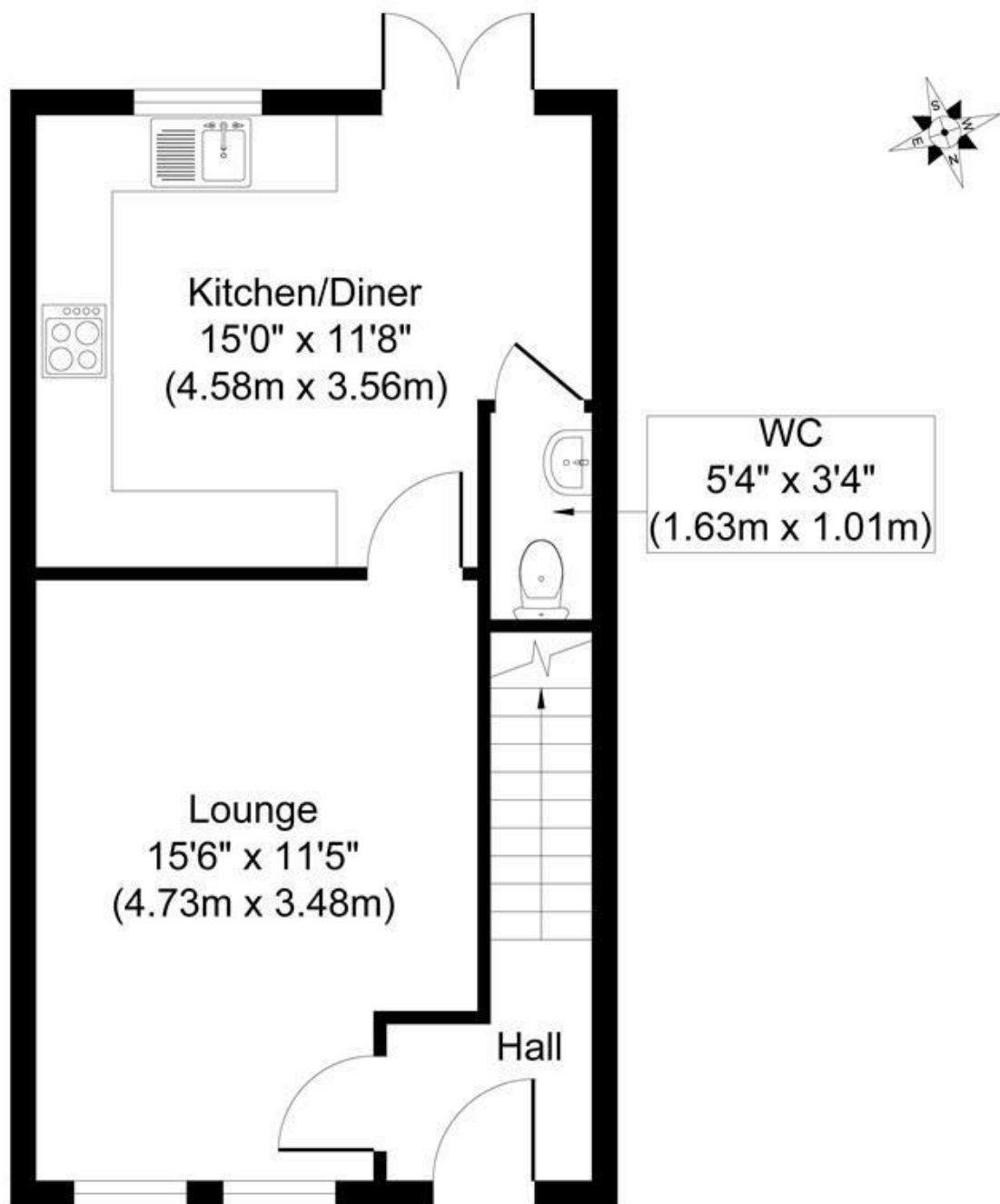
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

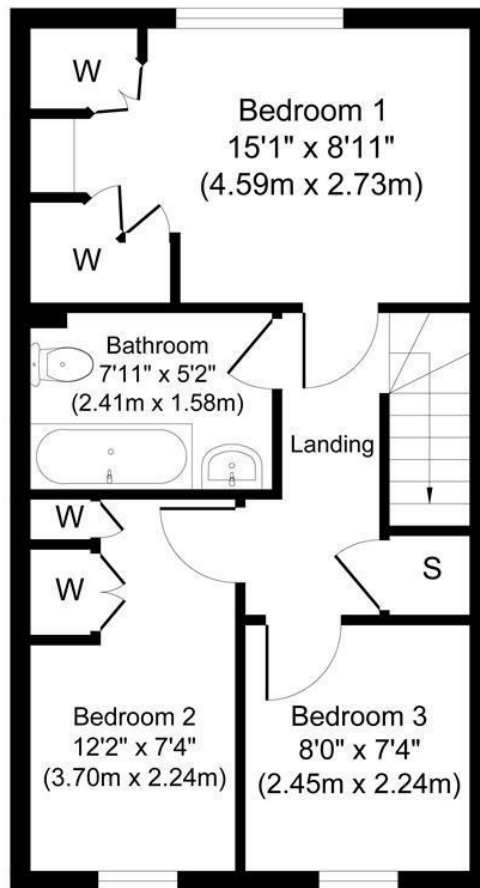




Ground Floor
Approximate Floor Area
396 sq. ft
(36.74 sq. m)

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
396 sq. ft
(36.74 sq. m)

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