

Park Row



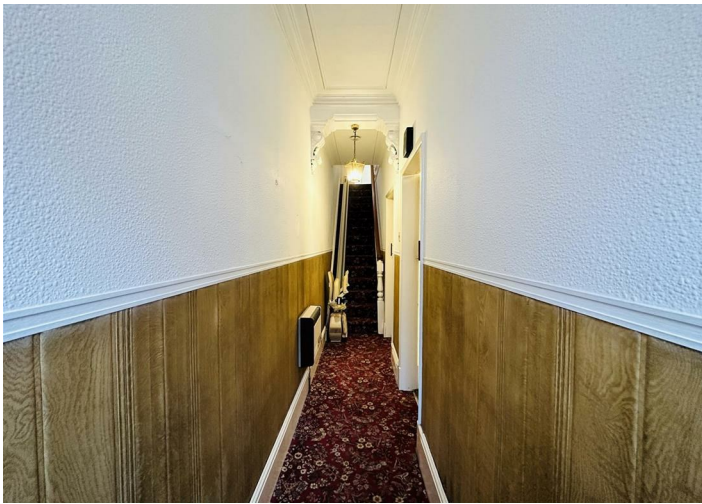
Jackson Street, Goole, DN14 6DG

Offers Over £90,000

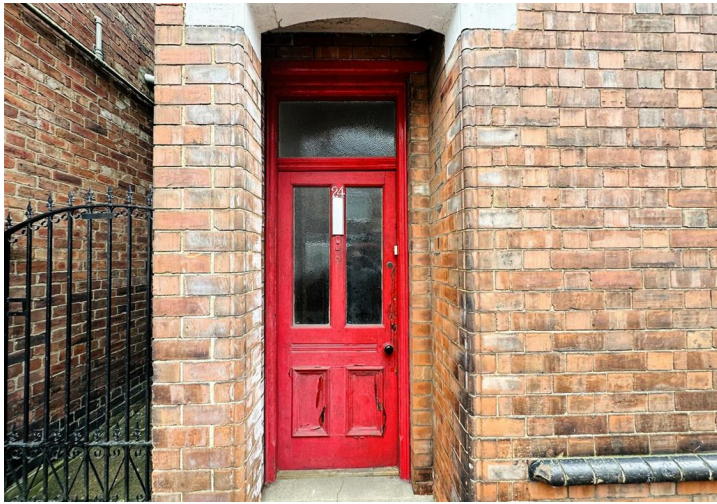


**** NO UPWARD CHAIN ** CLOSE TO COMMUTER LINKS ** INVESTMENT OPPORTUNITY **** Situated in the town of Goole, this three bed end-terrace property briefly comprises: Entrance Hall, Dining Room, Lounge, Kitchen, Pantry and Ground Floor w.c. To the First Floor there are two double bedrooms, Utility Room and Bathroom, a further bedroom is situated on the Second Floor. Externally, the property benefits from enclosed rear garden. **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

This three bedroom end-terrace property offers spacious living across three floors. On the ground floor, the hallway leads to two reception rooms, a dining room and separate lounge leading to a well-appointed modern kitchen with pantry and ground floor w.c. Upstairs, the first floor features two spacious double bedrooms, utility room, and a family bathroom. The second floor is home to a third bedroom, offering a versatile space. Externally, the property is accessed directly from a pedestrian footpath. Decorative wrought-iron pedestrian gate giving access to the shared service lane to the side of the property. An additional timber gate leads to the rear garden which is predominantly laid to lawn with a flagged patio area.

GROUND FLOOR ACCOMMODATION

Hall

15'1" x 2'11" (4.62m x 0.89m)

Dining Room

12'10" x 12'2" (3.92m x 3.71m)

Lounge

12'11" x 12'2" (3.95m x 3.73m)

Kitchen

9'4" x 8'9" (2.85m x 2.67m)

Pantry

4'7" x 4'2" (1.40m x 1.29m)

W.C.

4'3" x 3'11" (1.31m x 1.21m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'7" x 12'10" (4.76m x 3.93m)

Bedroom Two

12'11" x 9'5" (3.95m x 2.89m)

Utility

3'4" x 2'4" (1.04m x 0.73m)

Bathroom

10'3" x 8'11" (3.14m x 2.72m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

16'7" x 15'8" (5.07m x 4.78m)

EXTERIOR

Front

Pedestrian footpath.

Rear

Wrought iron pedestrian access gate to the side of the property, with flagged patio walkway. Timber pedestrian access gate allowing access to the rear garden which is fully enclosed and predominantly laid to lawn with flagged patio area.

DIRECTIONS

From our branch on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road, proceed straight ahead, and turn left onto Jackson Street. The property can 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: 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: Electric

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.

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.

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

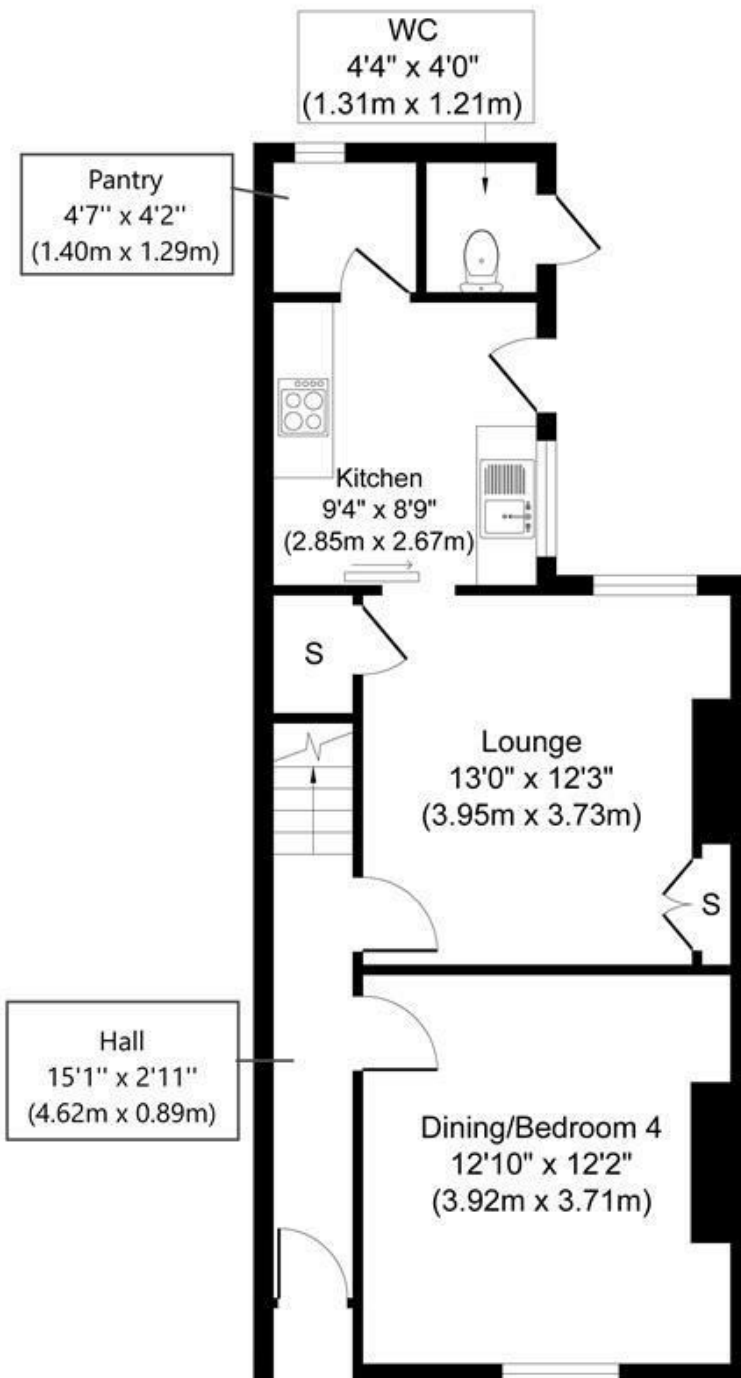
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

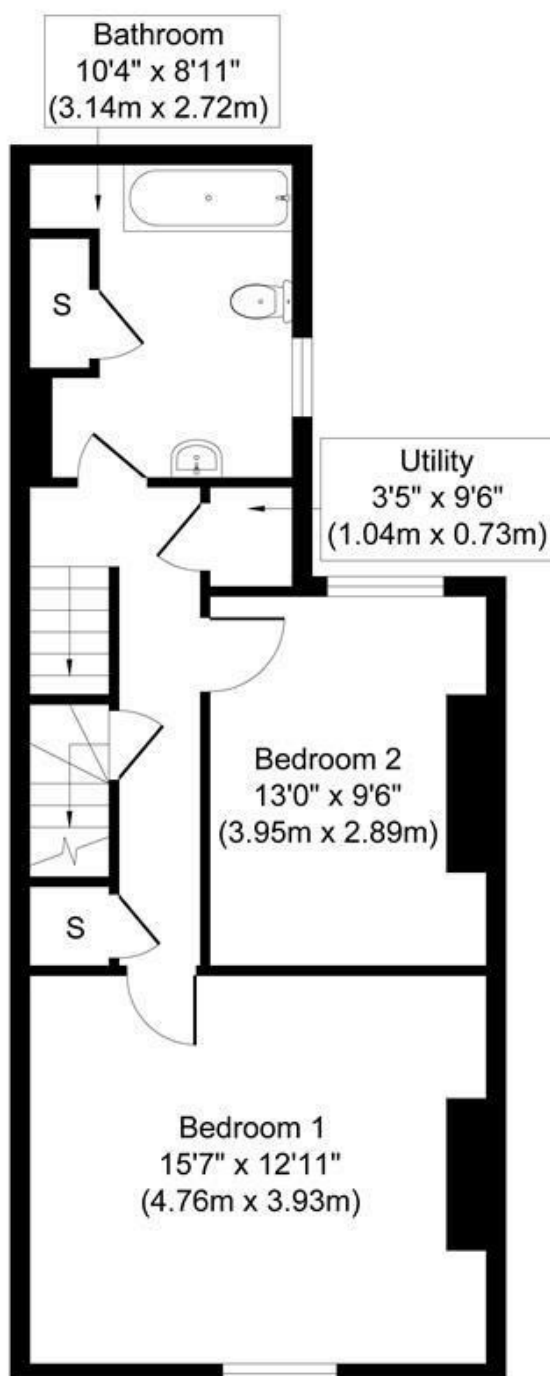




Ground Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)

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.

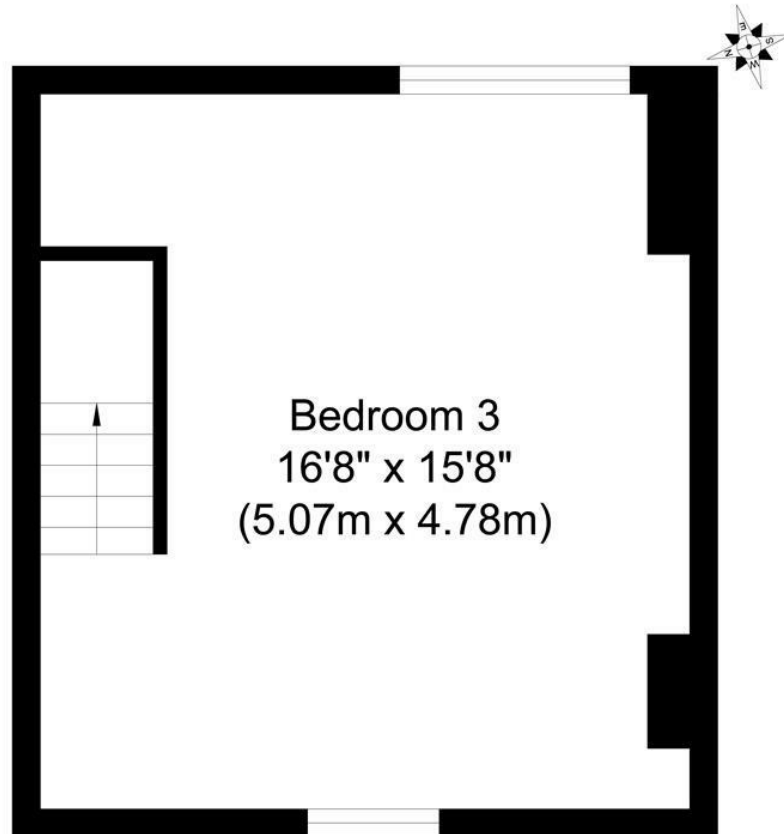
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First Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)

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Second Floor

Approximate Floor Area

252 sq. ft
(23.37 sq. m)

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