

Park Row



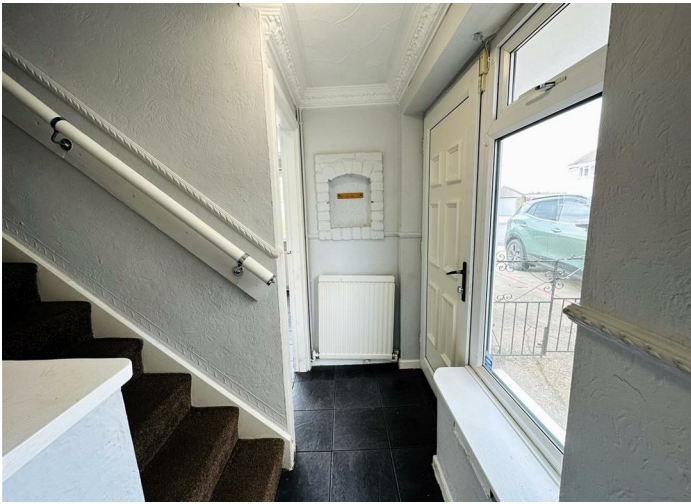
Chesham Grove, Goole, DN14 6RR

Offers Over £160,000



**** EXTENSION TO GROUND FLOOR ** NO ONWARD CHAIN **** Situated in the town of Goole, this three bedroom semi-detached property briefly comprises: Hall, Kitchen Diner, Lounge and Garden Room, whilst the First Floor offers three bedrooms and a bathroom. Externally, the property offers ample off-street parking and fully enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 in a popular residential area of Goole, this well-presented three-bedroom semi-detached property offers spacious living accommodation, off-street parking, and a generous rear garden. The ground floor features an entrance hall, kitchen-diner, lounge, and a garden room, providing additional living space with views over the garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a detached garage, off-street parking for multiple vehicles, and a fully enclosed rear garden, predominantly laid to lawn.

GROUND FLOOR ACCOMMODATION

Hall

7'3" x 3'1" (2.23m x 0.95m)

Kitchen Diner

14'4" x 13'11" (4.38m x 4.26m)

Lounge

14'8" x 14'4" (4.48m x 4.39m)

Garden Room

14'0" x 7'1" (4.28m x 2.17m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'4" x 9'4" (4.39m x 2.85m)

Bedroom Two

13'11" x 8'0" (4.25m x 2.46m)

Bedroom Three

8'2" x 7'8" (2.50m x 2.36m)

Bathroom

10'7" x 4'11" (3.24m x 1.52m)

EXTERIOR

Front

Off-Street parking for multiple cars. Single detached garage with up-and-over door.

Rear

Fully enclosed rear garden predominantly laid to lawn with brick blocked and decked areas.

DIRECTIONS

From our branch on Pasture Road, head north towards Fifth Avenue. At the mini roundabout, continue to stay on Pasture Road, which in turn changes to Westfield Avenue. Turn left onto Western Road and then right onto Gatesby Road. Turn left onto Woodland Avenue and then immediately bear right

onto Woodfield Road. Take the second right onto Chesham Grove where the property will be clearly identified by our Park Row 'For Sale' board.

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: 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.

MEASUREMENT'S.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S.

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 HOUR'S.

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

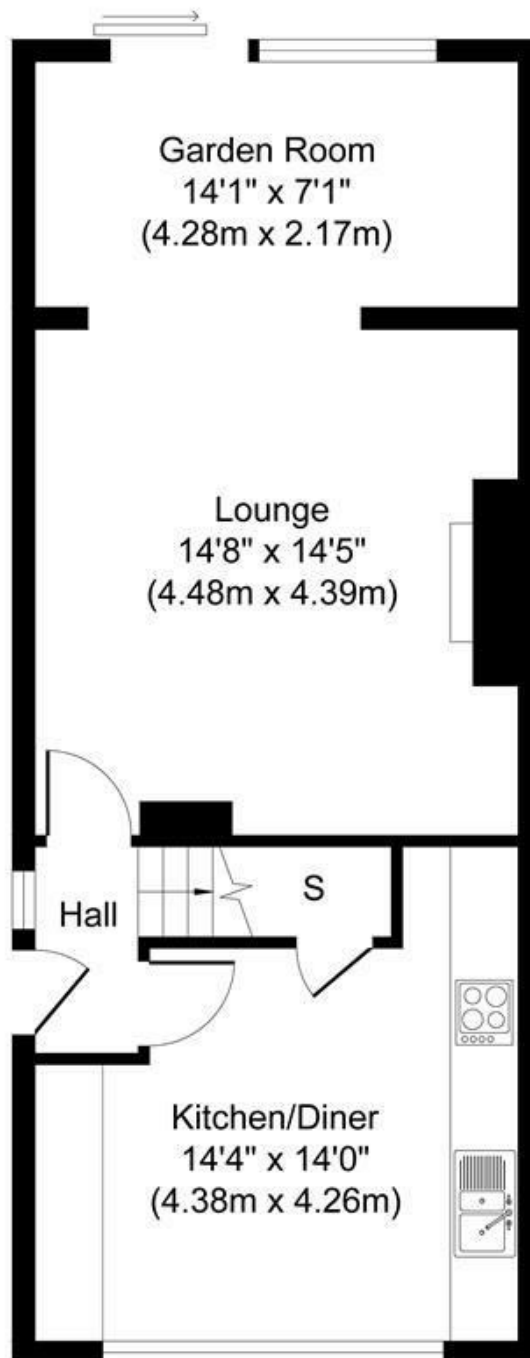
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

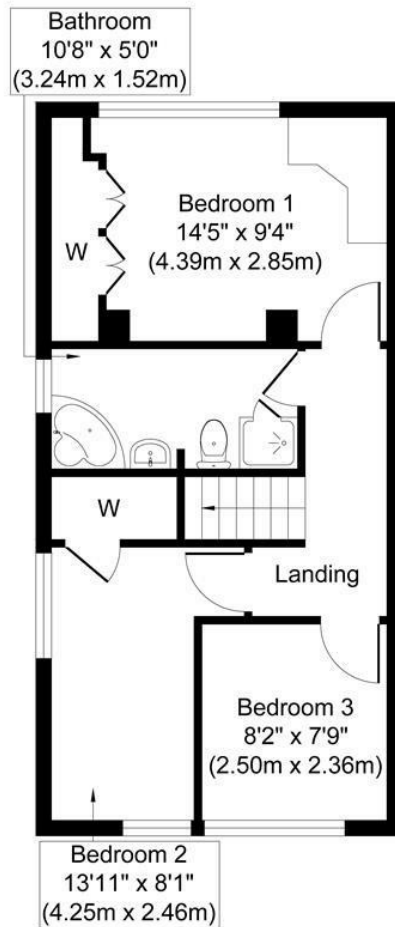




Ground Floor
Approximate Floor Area
522 sq. ft
(48.49 sq. m)

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
413 sq. ft
(38.34 sq. m)

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