

Park Row



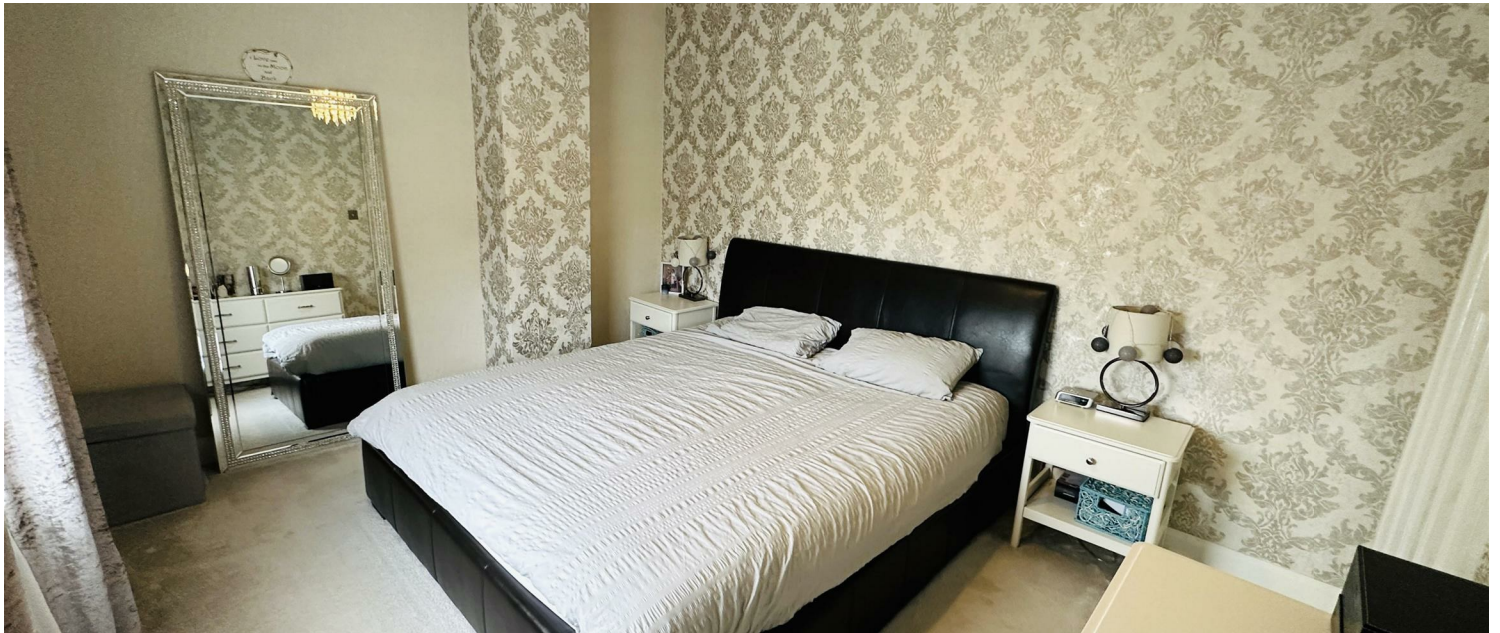
Westfield Avenue, Goole, DN14 6ND

Offers Over £190,000



**** CLOSE TO COMMUTERS LINKS ** IDEAL FOR FIRST TIME BUYERS **** Situated in the town of Goole, this three bedroom semi-detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen and Utility, whilst the First Floor offers three bedrooms and a Family Bathroom with a separate w.c. Externally the property benefits from off street parking for multiple vehicles and a fully enclosed East-facing rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY SUMMARY

This well-maintained three-bedroom semi-detached home, ideally situated in the popular town of Goole, offering spacious living accommodation and excellent outdoor space. The ground floor features a dining room with a separate lounge, and a fitted kitchen – ideal for family living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, a family bathroom, and a separate W.C., making it perfectly suited to growing families or those seeking additional space. Externally, the property features a laid-to-lawn front garden with off-street parking for multiple vehicles and a paved pathway leading to the entrance. To the rear, the garden is fully enclosed and combines a flagged patio area with a lawn, offering a safe and versatile outdoor space. A fantastic opportunity to acquire a spacious home in a convenient location close to local amenities, schools, and transport links.

GROUND FLOOR ACCOMODATION

Hall

6'5" x 6'0" (1.98m x 1.83m)

Lounge

15'8" x 9'1" (4.80m x 2.79m)

Dining Room

12'0"x 10'0" (3.67mx 3.05m)

Kitchen

13'4" x 9'1" (4.08m x 2.79m)

Utility

FIRST FLOOR ACCOMODATION

Landing

Bedroom One

13'9" x 9'11" (4.21m x 3.04m)

Bedroom Two

12'11" x 10'5" (3.95m x 3.18m)

Bedroom Three

10'9" x 6'1" (3.30m x 1.87m)

Bathroom

6'5" x 5'5" (1.98m x 1.67m)

First Floor w.c.

4'10" x 2'7" (1.48m x 0.79m)

EXTERIOR

Front

Provides off-street parking for multiple vehicles, with laid to lawn front garden and paved pathway leading to entrance.

Rear

Fully enclosed East-facing rear garden, predominantly laid-to-lawn with flagged patio area.

DIRECTIONS

Leaving our Goole office turn right onto Pasture road, at the roundabout take the second exit and stay on Pasture road. Continue in Westfield Avenue for 0.2 miles and the property will be on your left.

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.


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.

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.

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.

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

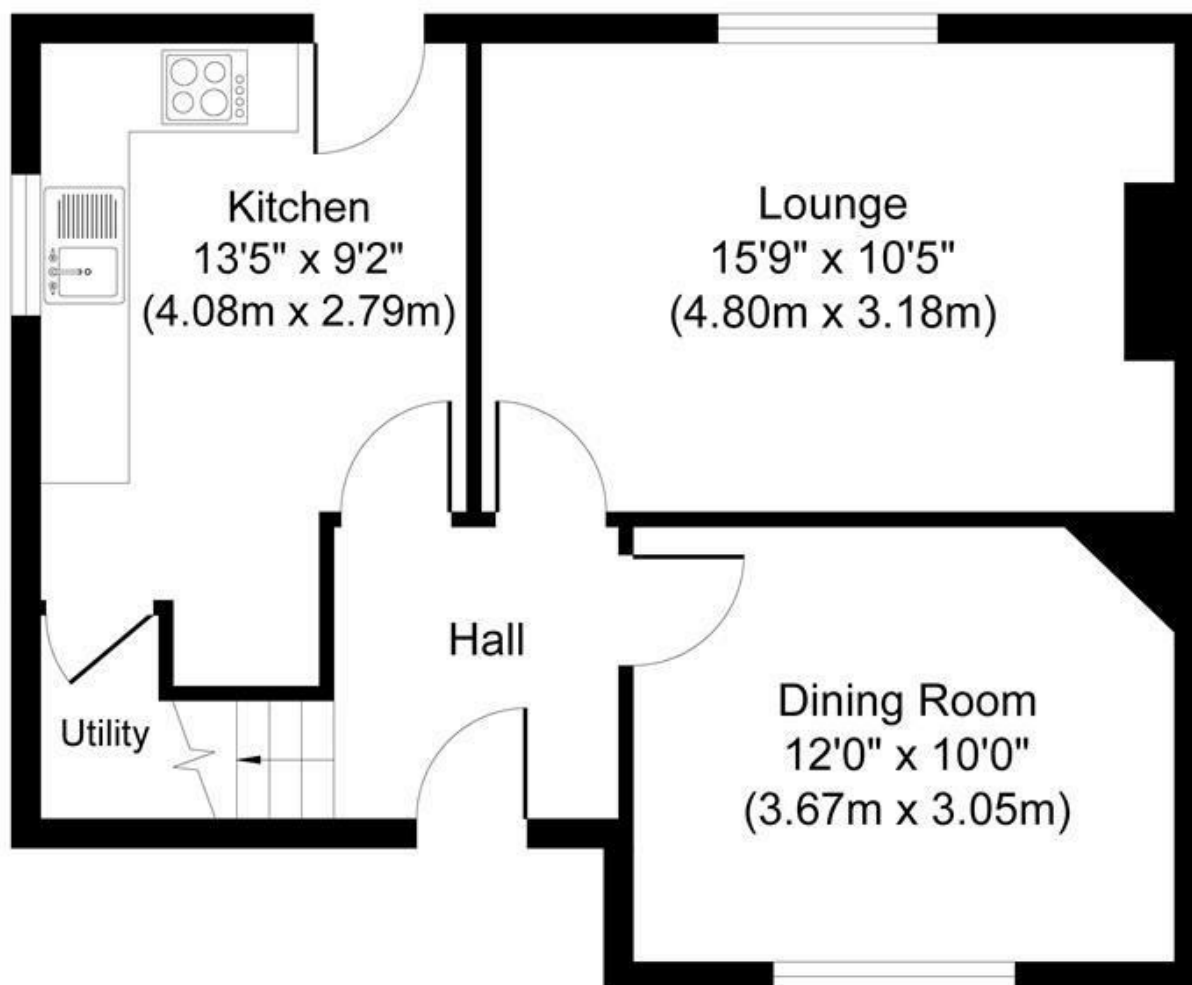
CASTLEFORD - 01977 558480

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.

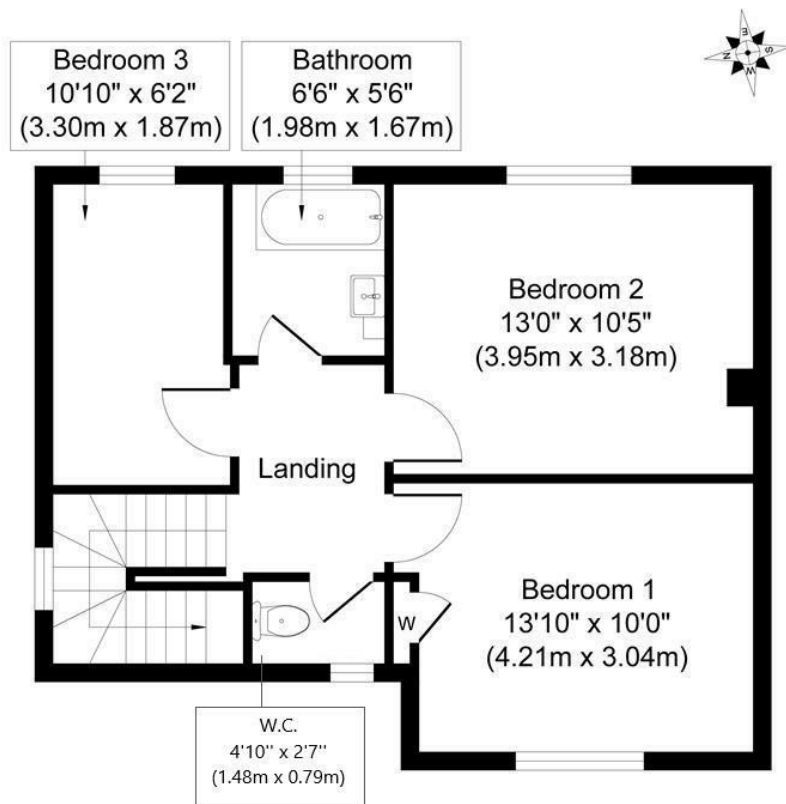
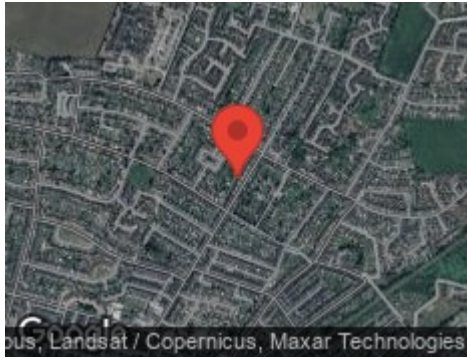




Ground Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)

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
474 sq. ft
(44.00 sq. m)

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goole@parkrow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	