

Park Rôw



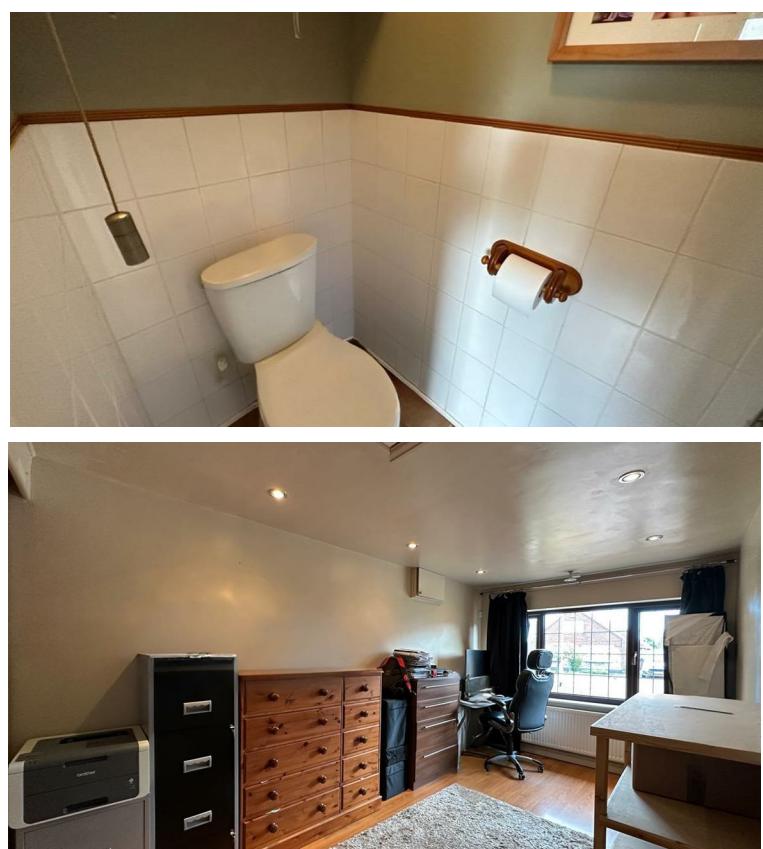
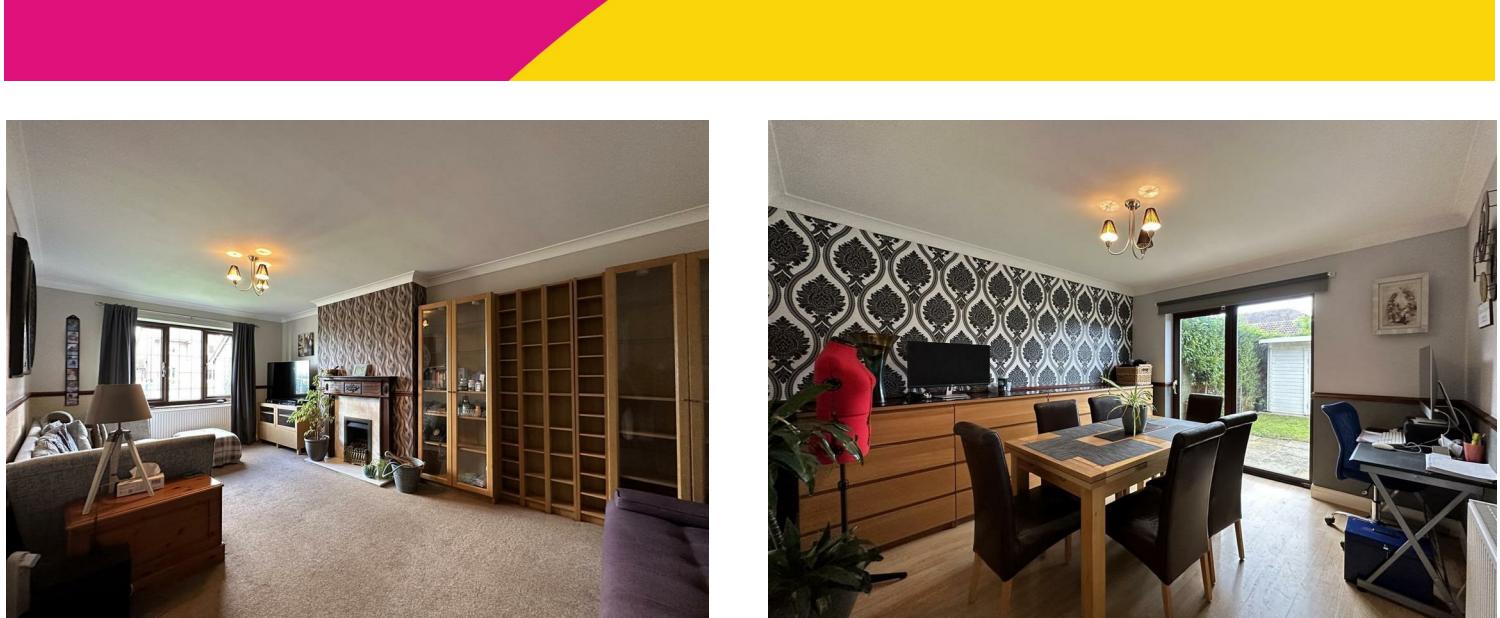
Holmes Park, Eastington, Goole, DN14 7QS

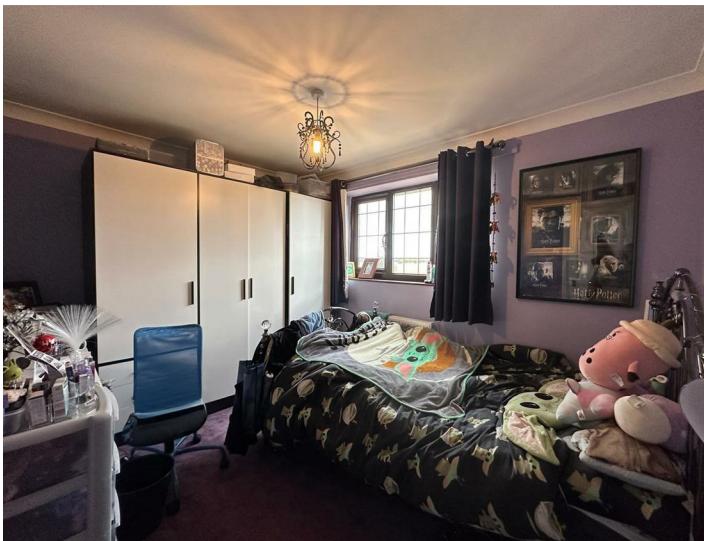
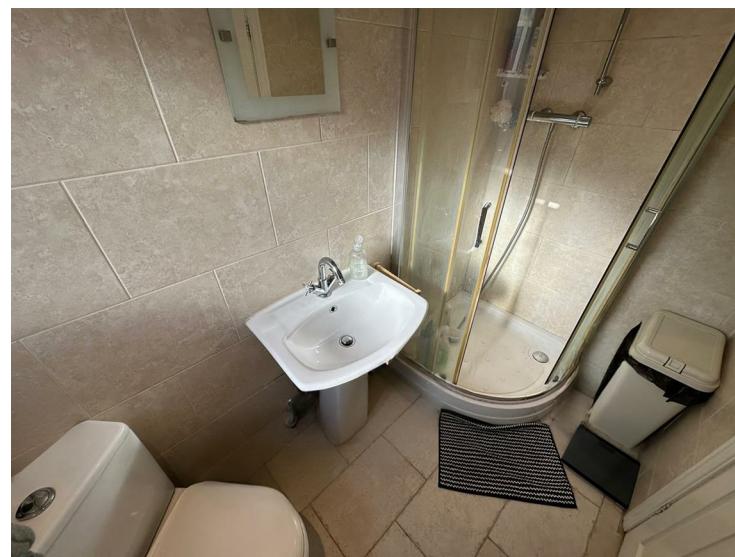
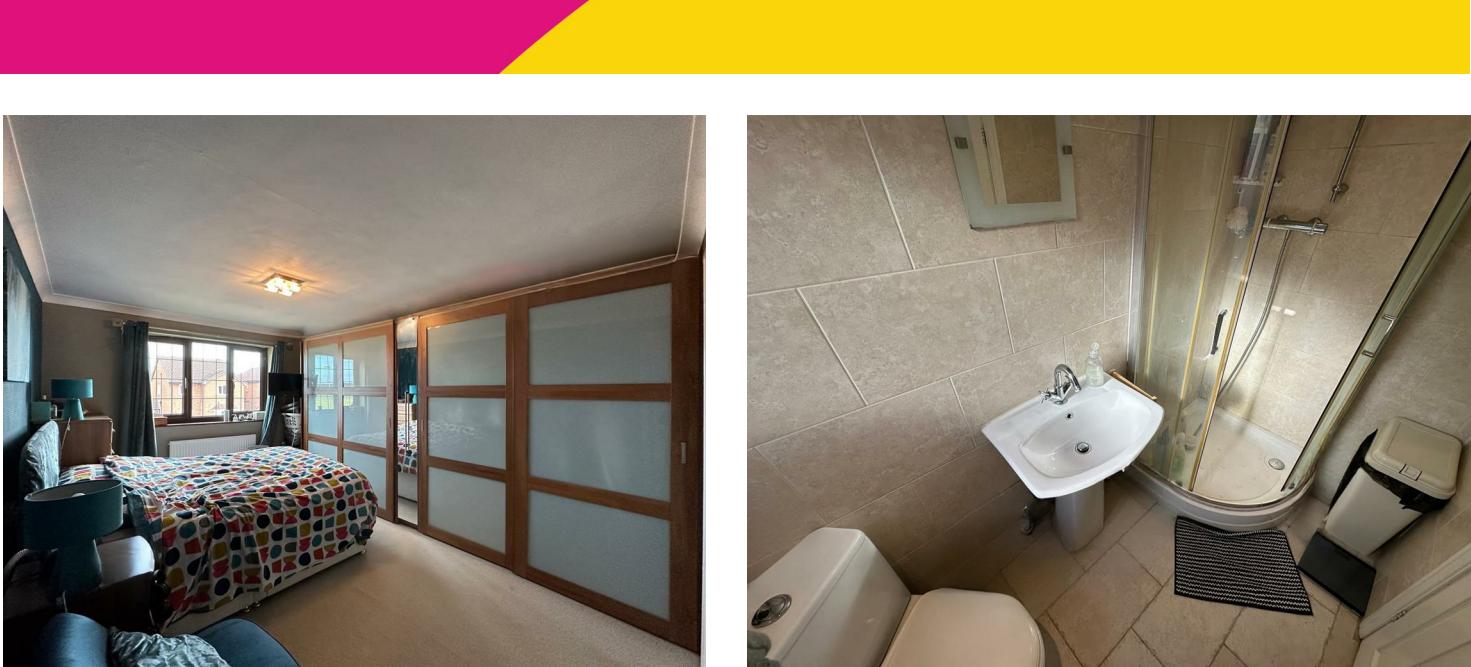
Offers Over £300,000



** OFFERING FLEXIBLE GROUND FLOOR LIVING AREAS ** FULLY ENCLOSED REAR GARDEN ** SUMMER HOUSE ** Situated in the village of Eastington, this detached property briefly comprises: Hall, Lounge, Dining Room, Kitchen, Utility, Bedroom Five/ Reception Room/Office, Study and Ground Floor w.c. The First Floor comprises: four Bedrooms, the main bedroom having an En-Suite and family Bathroom. Externally, the property benefits from low maintenance area to the front offering off street parking and to the rear, decking area, paved area and fully enclosed. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.









PROPERTY OVERVIEW

Nestled in the charming area of Holmes Park, Eastington, Goole, this splendid four detached house offers a perfect blend of comfort and style. With an impressive layout, the property boasts three inviting reception rooms one of which could be another bedroom or reception/ office, its use is versatile. The heart of the home is a spacious dining kitchen, ideal for family gatherings and culinary adventures. The ground floor also includes a study, which is perfect for those who work from home or require a quiet space for reading and reflection.

This residence features four well-appointed bedrooms upstairs, including a master complete with an en-suite bathroom, ensuring privacy and convenience. An additional family bathroom serves the other bedrooms, making it a practical choice for families or guests.

Externally, the property is equally appealing. A paved and gravelled area greets you at the front, complemented by a parking area for your convenience. To the rear, you will find a delightful paved space that leads onto a lawn. A charming decking area to the side provides an excellent spot for enjoying the sunshine. Additionally, a summer house offers a versatile space that can be used for hobbies, storage, or as a tranquil retreat.

This well maintained home is a true gem in a desirable location, making it an ideal choice for those seeking a spacious and inviting family residence. Don't miss the opportunity to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

Hall

15'6" x 8'1" (4.74m x 2.48m)

Lounge

19'2" x 11'0" (5.86m x 3.36m)

Dining Room

11'11" x 11'0" (3.65m x 3.37m)

Breakfast Kitchen

11'8" x 11'0" (3.56m x 3.37m)

Utility Room

9'1" x 8'5" (2.77m x 2.58m)

Ground Floor w.c

5'4" x 2'10" (1.65m x 0.88m)

Bedroom/Reception Room/Office

17'3" x 8'3" (5.28m x 2.52m)

Study

8'9" x 6'11" (2.69m x 2.12m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

16'0" x 10'11" (4.89m x 3.34m)

En-suite

7'8" x 4'3" (2.36m x 1.30m)

Bedroom Two

11'3" x 8'10" (3.43m x 2.70m)

Bedroom Three

11'7" x 7'11" (3.55m x 2.43m)

Bedroom Four

11'5" x 7'1" (3.50m x 2.17m)

Bathroom

8'2" x 6'9" (2.49m x 2.08m)

EXTERIOR

Front

To the front the property benefits from a low maintenance area offering off street parking.

Rear

To the rear is a fully enclosed decking and paved area.

DIRECTIONS

From our branch on Pasture Road in Goole, head north towards Fifth Avenue and at the mini roundabout, take the first exit onto Centenary Road then right onto Airmyn Road. Go straight ahead at the next two roundabouts to stay on Boothferry Road/A614. At the third roundabout, take the third exit onto Main Road. In approximately 1.7 miles, turn left onto Long Lane, which then in turn, changes to Howden Road and then High Street. Take the second exit off High Street on to Vicar Lane. At the top of Vicar Lane turn left on to Queen Street, follow the road around to the right on to Portington Road and take the first right on to Holmes Park. The property can be clearly identified by our Park Row Properties '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

Tax Banding: D

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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.

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.

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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE

COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

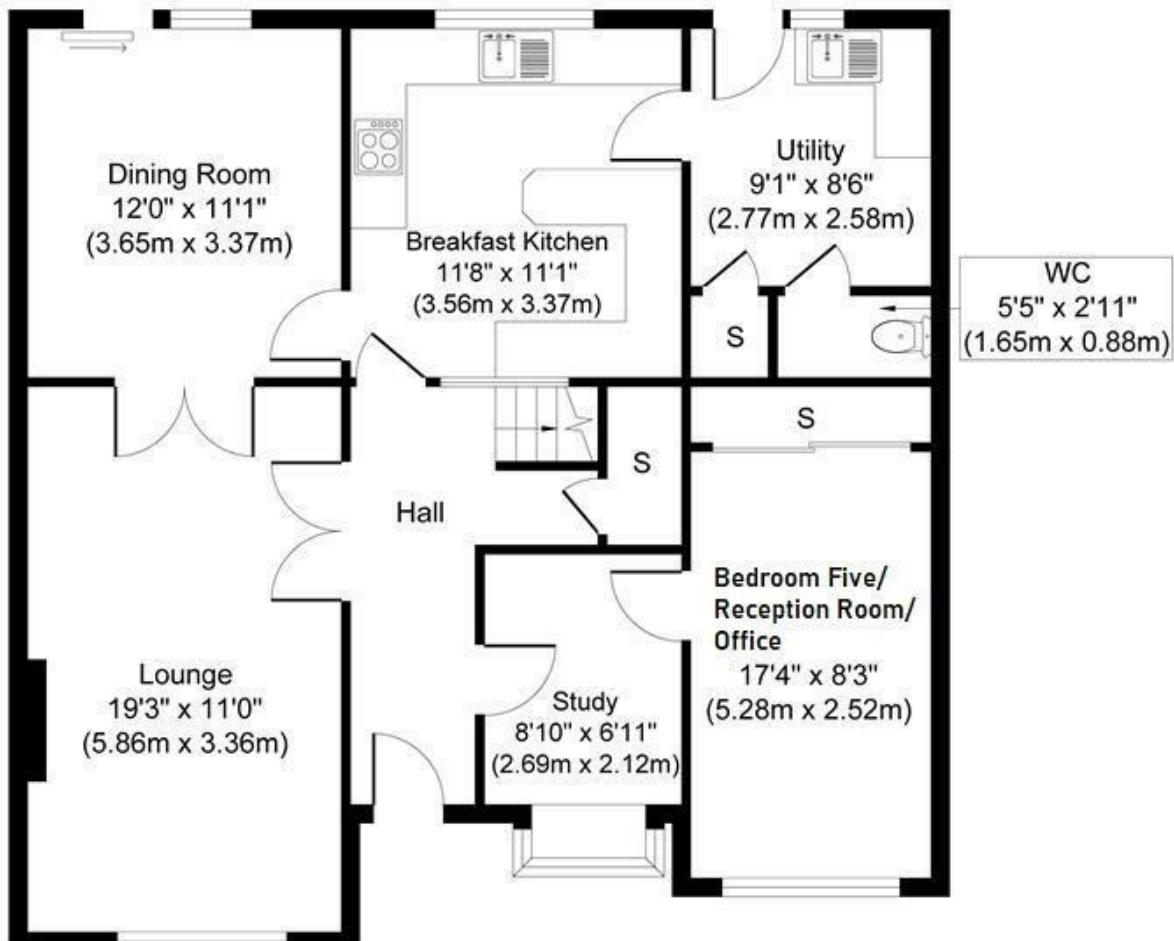
Mobile: 5G

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.

VIEWINGS

Strictly by appointment with the sole agents.

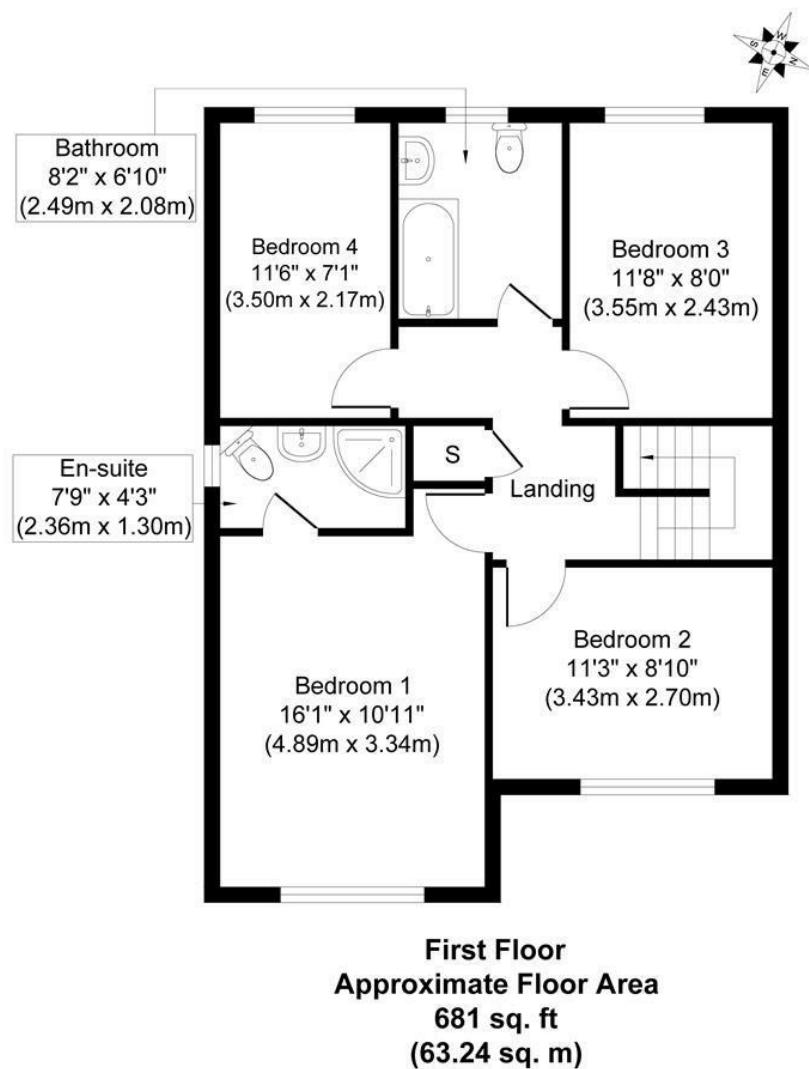
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
943 sq. ft
(87.63 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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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B	69	74
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(1-29)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B	65	67
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(1-29)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			