

Park Row



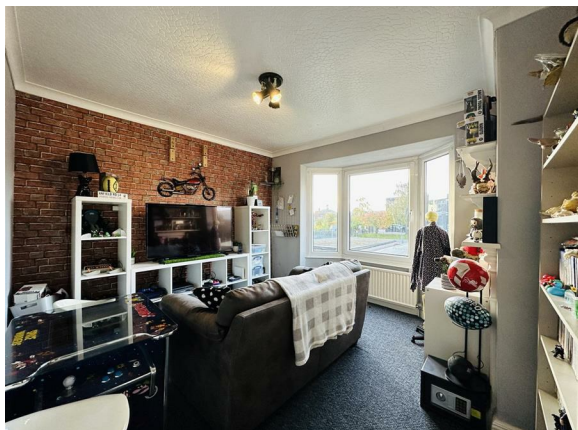
Clifton Gardens, Goole, DN14 6AR

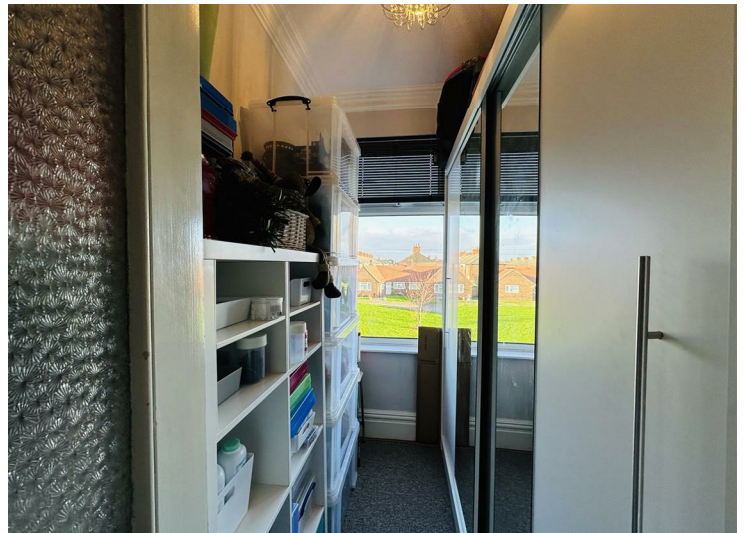
Offers Over £230,000



****CLOSE TO COMMUTER LINKS** POPULAR LOCATION **** Situated in Goole, this Mid- Terrace property briefly comprises: Lobby, Hall, Lounge, Dining Room, Breakfast Kitchen, Utility and ground floor W.C To the first floor are five Bedrooms and a family Bathroom. Externally, the property benefits from a paved yard leading to a garden with artificial grass with a gated driveway and Garage/Workshop. **VIEWING HIGHLY 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 OVERVIEW

This spacious five bedroom mid terrace home is located in a convenient central Goole location. The ground floor offers a lobby, hallway, lounge and separate dining room, giving added space to sit and relax at meal times, along side a modern breakfast kitchen, an added utility room, and a downstairs W.C. Giving ample choice of rooms to relax in. On the first floor, there are five bedrooms and a family bathroom. Outside to the rear the property features a paved area, leading to a garden with an artificial lawn, plus a garage/workshop to the rear, providing excellent parking and storage space. Additionally there is a gated driveway.

GROUND FLOOR ACCOMMODATION

Lobby

3'11" x 3'0" (1.20m x 0.92m)

Hall

22'10" x 6'2" (6.97m x 1.88m)

Lounge

15'11" x 14'10" (4.86m x 4.54m)

Dining Room

16'4" x 12'7" (4.98m x 3.85m)

Breakfast Kitchen

17'3" x 11'6" (5.27m x 3.51m)

Ground Floor w.c

4'10" x 3'0" (1.49m x 0.92m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'11" x 13'5" (4.87m x 4.09m)

Bedroom Two

12'9" x 12'7" (3.90m x 3.85m)

Bedroom Three

11'9" x 11'6" (3.60m x 3.52m)

Bedroom Four

9'5" x 8'2" (2.88m x 2.49m)

Bedroom Five

8'11" x 5'4" (2.73m x 1.65m)

Bathroom

9'10" x 7'8" (3.00m x 2.34m)

EXTERIOR

Front

With paved courtyard leading to front door.

Rear

To the rear of the property is a paved area, leading to a garden with an artificial lawn, plus a garage/workshop to the rear, providing excellent parking and storage space. Additionally there is a gated driveway.

DIRECTIONS

From our office on Pasture Road, Head north and turn left onto Centenary Road, on your fourth left will be Clifton Gardens where the property can be seen by our Park Row For sale Board.

HEATING AND 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East 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: 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.

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 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.

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:

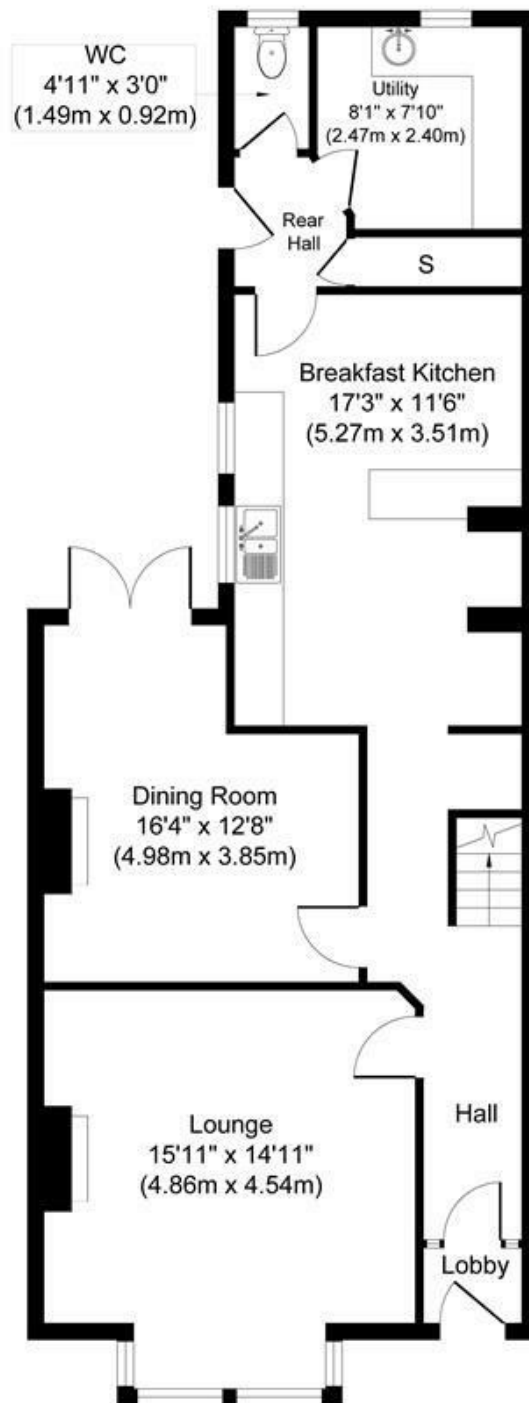
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
833 sq. ft
(77.36 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
833 sq. ft
(77.39 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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