

Park Row



Thorntree Lane, Goole, DN14 6LL

Offers Over £210,000



****CONSERVATORY**GARAGE**** Situated in the town of Goole, this semi-detached bungalow briefly comprises: Kitchen, Lounge, Shower Room, two Bedrooms and Conservatory. Externally, the property boasts of gardens to the side and rear, off street parking and Garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 delightful semi-detached bungalow boasts not only a popular location but also ample space for those in need of extra room, as well as full gas central heating and uPVC double glazing throughout. Additionally, there is a conservatory where you can enjoy the tranquillity of your surroundings. Externally, there is a driveway, detached single garage and an enclosed garden which is laid to lawn.

Hallway

17'0" x 6'3" (5.20m x 1.93m)

Lounge

14'3" x 11'10" (4.35m x 3.62m)

Kitchen

17'2" x 11'10" max (5.24m x 3.62m max)

Bedroom One

13'10" x 9'4" (4.22m x 2.87m)

Conservatory

8'9" x 7'6" (2.68m x 2.30m)

Bedroom Two

12'8" x 9'4" (3.87m x 2.86m)

Shower Room

6'2" x 5'4" (1.88m x 1.63m)

Attic

16'2" x 11'0" (4.94m x 3.37m)

EXTERNAL

Front

Blocked paved pathway leading away from property, garden is laid to lawn

Side

Detached garage with up and over door. Lawn area and blocked paved parking area

Rear

Laid to lawn, blocked paving and decorative pebbled area.

DIRECTIONS

From our office on Pasture road, continue north onto Westfield Avenue. Next, turn right Newclose Lane and finally left onto Thorntree Lane where the property can be identified by our Park Row 'For Sale' sign.

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 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

Gas: Mains

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.

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.

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.



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

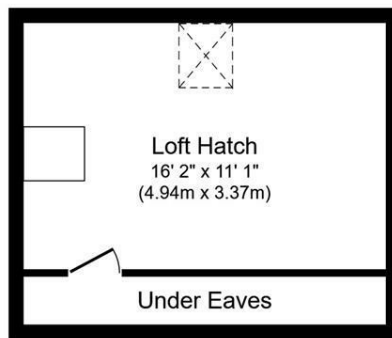
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

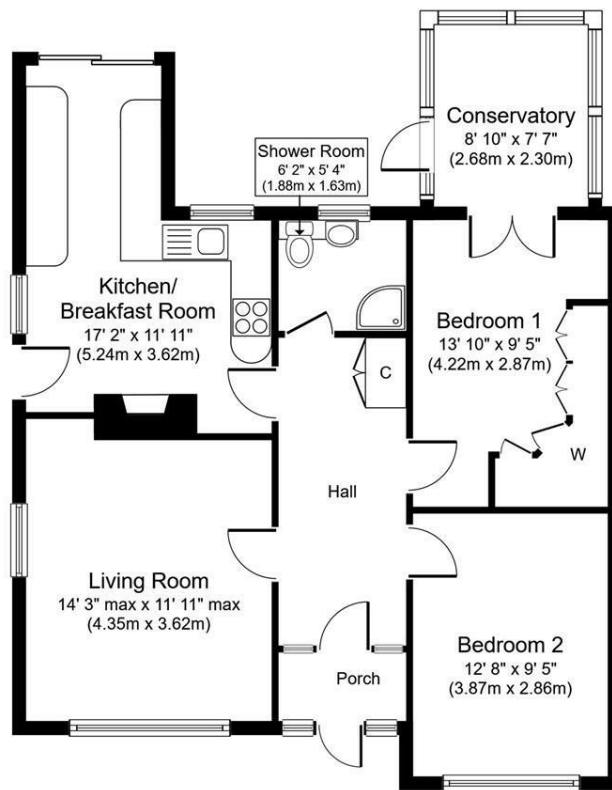




Loft Floor
Approximate Floor Area
186 sq. ft.
(17.3 sq. m.)

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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Approximate Floor Area
825 sq. ft.
(76.7 sq. m.)

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