

Park Row



George Street, Snaith, Goole, DN14 9HZ

Offers Over £160,000



**** FULLY RENOVATED ** NO UPWARD CHAIN **** Situated in the market town of Snaith, bustling with independent local businesses and within short walking distance of the train station and town centre. The location also benefits from nearby access to countryside walks. This End Terrace property briefly comprises: Hall, Kitchen, Lounge, two double Bedrooms and Bathroom. The property also benefits from a dedicated off street parking space with a communal parking area for visitors to use. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**



Ground Floor Accommodation - Entrance

Solid timber door with top section having double glazed frosted panels to the side elevation leading into:

Hall

6'4" x 2'10" (1.94m x 0.88m)

Tiled flooring and doors leading off.

Kitchen

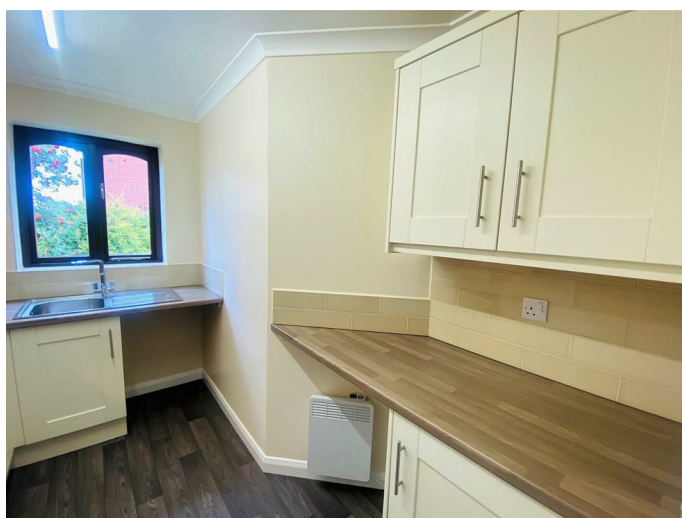
9'9" x 7'8" max (2.98m x 2.35m max)



Newly fitted Kitchen with range of cream fronted base and wall units in 'Shaker' style with brushed chrome 'T' bar handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with brick tiled splashback.

Integrated appliances include: four ring touch control ceramic hob, double electric oven with grill, brushed steel extractor fan over benefitting from downlighting, fridge and freezer. Plumbing for washing machine.

Timber framed double glazed window to the front elevation. Wall mounted electric heater and wood effect vinyl flooring.



Lounge

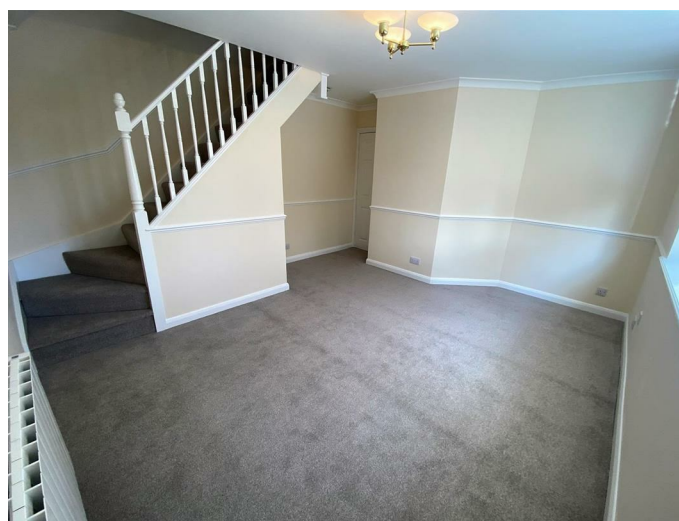
14'4" x 13'0" (4.38m x 3.97m)



Timber framed double glazed bay window to the front elevation.

Stairs leading to First Floor Accommodation with balustrade turned spindles and under stairs storage cupboard.

Electric white wall mounted heater, television and telephone points.



First Floor Accommodation - Landing

Doors leading off.

Bedroom One

10'5" x 9'9" (3.18m x 2.98m)



Timber framed double glazed window to the front elevation.

White wall mounted electric heater, loft access and over stairs airing cupboard housing the hot water cylinder.



Bedroom Two

9'10" x 7'1" (3.01m x 2.16m)



Timber framed double glazed window to the front elevation and white wall mounted electric heater.

Bathroom

6'7" x 5'7" (2.02m x 1.71m)



White panel bath with chrome mixer tap over, chrome trimmed shower screen and further white and chrome 'Mira' shower over.

Feature white hand wash basin with chrome mixer tap over and white low flush w.c with chrome fittings, both set into vanity unit.

Timber framed double glazed unit to the side elevation. The room is tiled behind bath to ceiling height, with the rest of the suite tiled to mid-height. Vinyl flooring and white wall mounted electric heater.

Exterior - Front



Porch with outside light and two brick built outbuildings. Pathway leading to car parking area.

The front garden is predominantly laid to lawn with established herbaceous borders.



Directions

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road.

Proceeding along this road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith.

On entering Snaith, once you pass the railway line, take your first left onto George Street, the property will be clearly marked by the Park Row Properties 'For Sale' Board on the right hand side of the street.

Tenure

Freehold

Council and Tax Banding

Local Authority: East Riding of Yorkshire
Band: A

COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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.

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

PONTEFRACT - 01977 791133


CASTLEFORD - 01977 558480

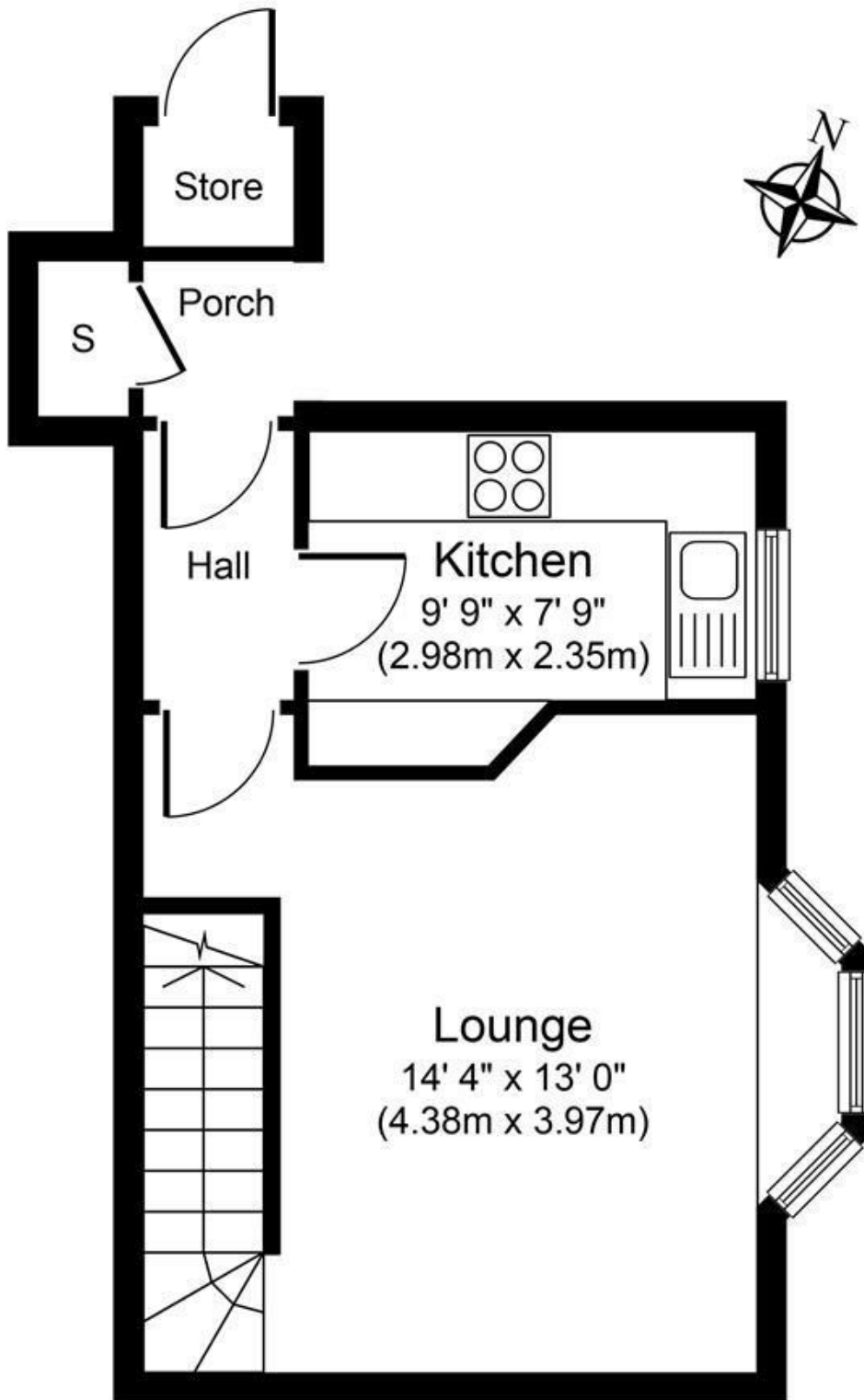
VIEWINGS

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.

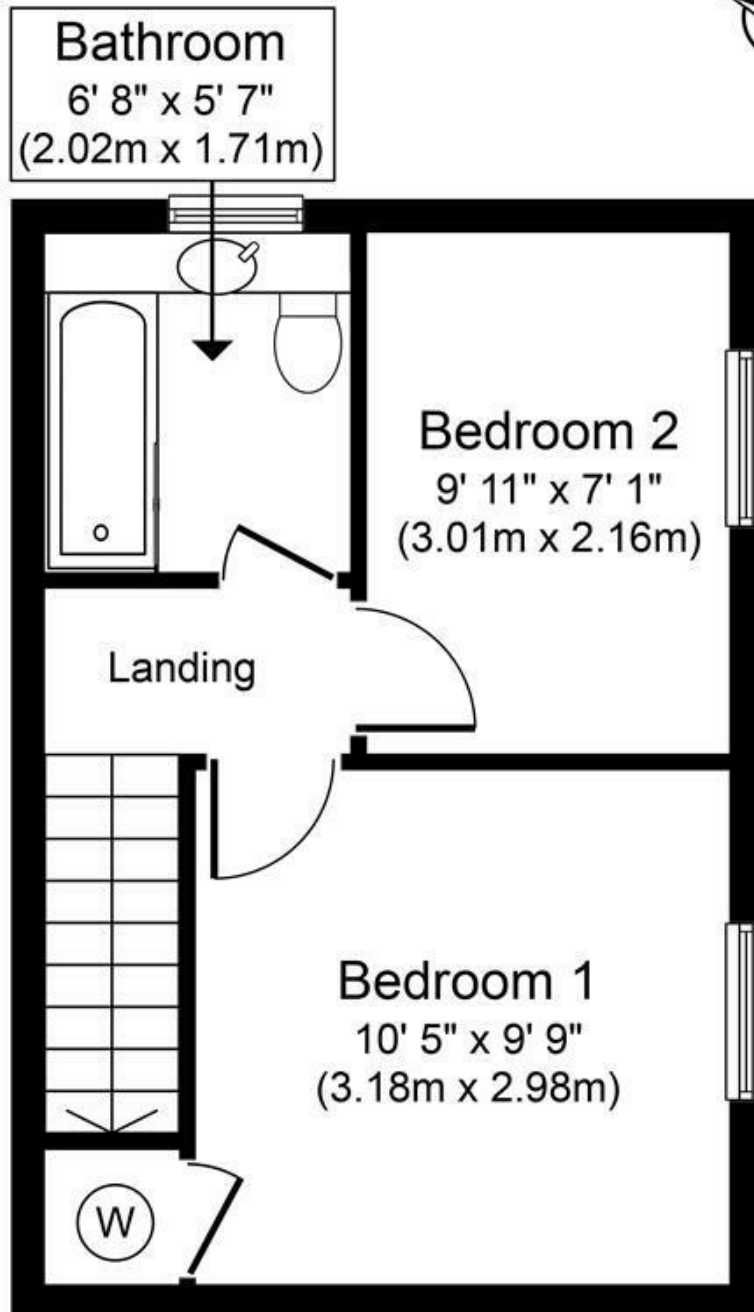
This is particularly important if you are travelling some distance to view the property.





Ground Floor
Approximate Floor Area
315 sq. ft.
(29.2 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. 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
275 sq. ft.
(25.6 sq. m.)

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