

# Park Row



**Lodge Lane, Gowdall, Goole, DN14 0AR**

**Offers Over £300,000**



**\*\* EXTENDED DETACHED BUNGALOW \*\* NO UPWARD CHAIN \*\*** Situated in the desirable village of Gowdall, this bungalow briefly comprises: Hall, Lounge Diner, Kitchen, Utility, Shower Room, Dining Room/Bedroom Four and a further three bedrooms, one with w.c. Externally, the property has established gardens with a detached workshop and ample parking. **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'.**



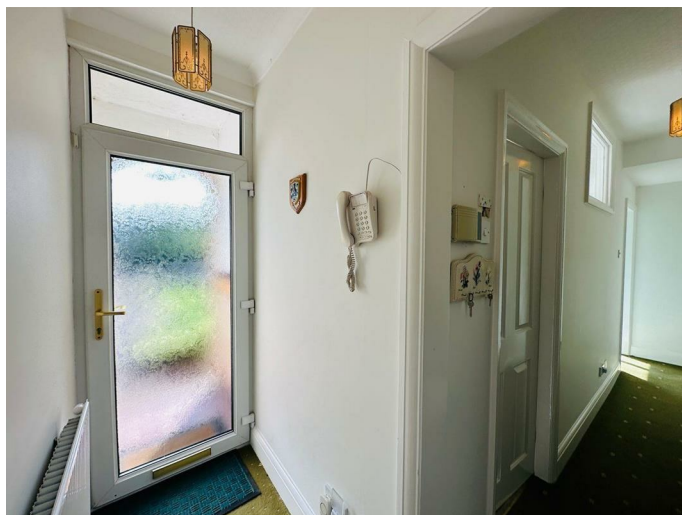
## ACCOMMODATION

### Entrance

UPVC door with full length double glazed frosted panel to the front elevation leading into:

### Hall

18'8" x 7'10" (5.69m x 2.39m)



Keypad for intruder alarm and telephone point. Skylight window over front door to the front elevation. Loft access, central heating radiator and doors leading off.

### Lounge Diner

19'11" x 11'3" (6.08m x 3.44m)



Twin uPVC double glazed windows to the rear elevation giving views over garden. Central heating radiator and television point. Door leading into:



### Kitchen

13'6" x 7'11" (4.12m x 2.42m)



Range of base and wall units. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with splashback. Integrated appliances include: electric double oven, four ring gas hob with extractor fan over benefitting from downlighting, fridge and dishwasher. UPVC double glazed windows to the front, side and rear elevations. Hardwood timber door with frosted panel to the side elevation. Tiled effect flooring and central heating radiator. Door leading into:



### Utility

5'5" x 3'7" (1.67m x 1.10m)

Work surface and plumbing for washing machine. 'Ideal Logic' central heating boiler. Tiled effect flooring and door leading into:

### Shower Room

7'6" x 5'4" (2.29m x 1.65m)



Walk in shower cubicle with chrome trimmed glass screen, chrome shower and further fixed shower head over with chrome controls. The shower area is tiled to 3/4 height. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over over set into white high gloss vanity unit. Extractor fan and chrome heated towel rail. UPVC double glazed frosted window to the side elevation. Tiled effect flooring.

### Dining Room/Bedroom Four

12'6" x 10'11" (3.83m x 3.34m)



Feature fire place with tiled hearth. UPVC double glazed bow window to the front elevation and central heating radiator.

### Bedroom One

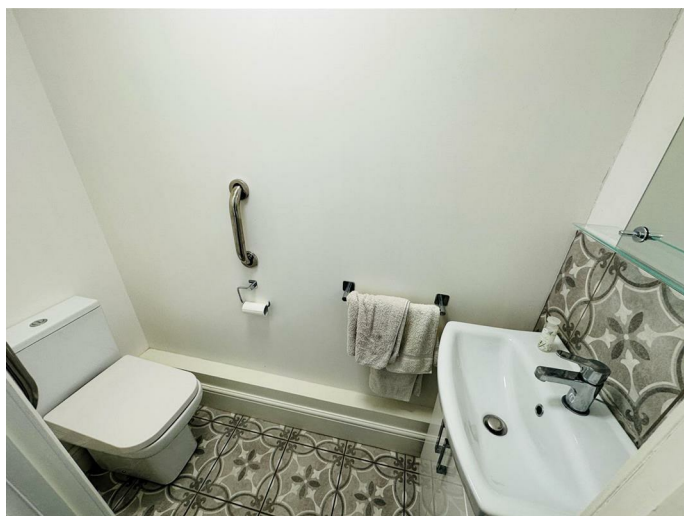
11'10" x 11'1" (3.63m x 3.40m)



Two sets of fitted wardrobes with white doors. UPVC double glazed window to the rear elevation giving views over garden, central heating radiator and door leading into:

### W.C

6'5" x 2'6" (1.96m x 0.78m)



White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome handles. Tiled effect flooring.

### Bedroom Two

11'10" x 8'9" (3.62m x 2.67m)



UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

12'7" x 9'3" (3.85m x 2.82m)



UPVC double glazed bay window to the front elevation, central heating radiator and television point.

## EXTERIOR- Front



Storm porch with tiled flooring. Concrete pathway running along the front of the property and dividing the garden and driveway. The garden is laid to lawn with herbaceous borders and established trees and shrubs. Boundaries defined by timber fence, concrete posts, gravel boards, brick wall and coping. Along the side is a herringbone brick blocked driveway, with outside tap, leading to wrought iron pedestrian access gate giving access into further side/rear.

## Rear



Concrete and flagged pathway running along the rear with outside lighting. Patio area steps down to lawned garden. To the other side of the property is a further flagged pathway and herbaceous areas. The garden is laid to lawn with mature established trees and shrubs and herbaceous borders. Greenhouse and timber shed. Boundaries defined by timber fence, concrete posts, gravel boards and hedging.



## Workshop

Power and lighting. 'Up and over' door, timber access door and uPVC double glazed window to the side.

## 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, before the Railway line, turn right onto Gowdall Lane. Continue to follow the road which eventually turns into Lodge Lane. The property can be clearly identified by a Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: East Riding of Yorkshire

Tax Band: C

## 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

Please note: The Local Authority, 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.

## 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

## 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:

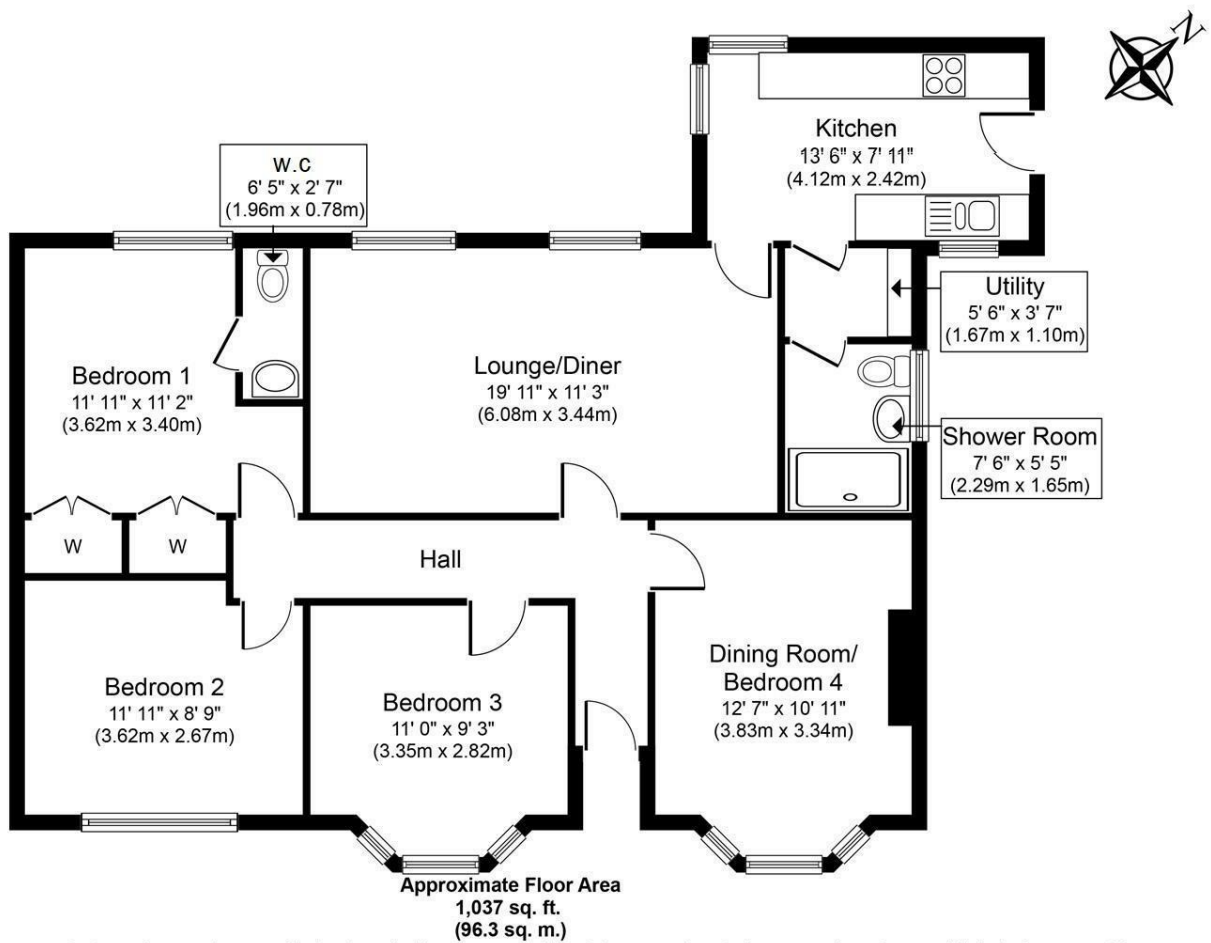
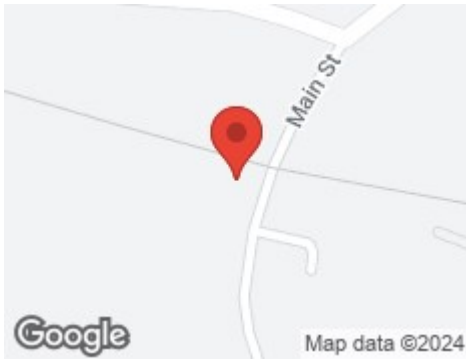
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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.  
Copyright V360 Ltd 2023 | www.houseviz.com

T 01757 241124  
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
selby@parkrow.co.uk

