

Park Row



Broadacres, Carlton, Goole, DN14 9ND

Offers Over £210,000



**** VILLAGE LOCATION ** WEST FACING REAR GARDEN ** OFF STREET PARKING **** Situated in the desirable village of Carlton, this property briefly comprises: Hall, Lounge, Dining Room, Kitchen and Bathroom. To the First Floor are three bedrooms. Externally, the property has an enclosed rear garden, garage and driveway. **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

UPVC door with top section having double glazed frosted panel to the side elevation leading into:

Hall

6'6" x 5'5" (1.99m x 1.67m)



Further uPVC frosted window next to the entrance door, central heating radiator, stairs to First Floor Accommodation with handrail and oak doors leading off.

Lounge

15'10" x 10'11" (4.85m x 3.34m)



Feature fireplace with decorate fire surround and granite effect back and hearth. UPVC double glazed window to the front elevation, central heating radiator, television point and telephone point.



Dining Room

12'3" x 9'11" (max) (3.74m x 3.03m (max))



Panelled wall, understairs storage alcove, wood flooring and central heating radiator. Aperture flowing through into:

Kitchen

12'6" x 7'10" (3.82m x 2.39m)

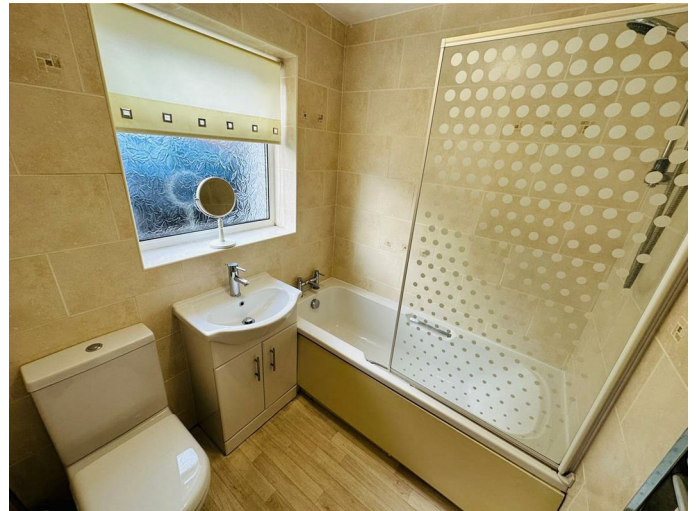


Range of cream fronted base and wall units with brushed chrome bow handles. One and a half bowl stainless steel sink and drainer set into a wood block effect laminate work surface with bevelled edged brick tiled splash back. Integrated appliances include: double electric oven, four ring ceramic hob with brushed steel and glass electric fan over benefitting from downlighting, fridge freezer and washing machine. Tiled effect cushion flooring. UPVC door with top section having double glazed frosted glass to the side elevation and uPVC double glazed window to the rear elevation.



Bathroom

6'3" x 5'4" (1.91m x 1.65m)



White panelled bath with chrome mixer tap and 'Triton' white and chrome over with white trimmed shower screen. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into a white vanity unit with chrome T-bar handles. All walls are tiled to ceiling height. Extractor fan, chrome heated towel rail and wood effect cushion flooring. UPVC double glazed frosted window to the side elevation.

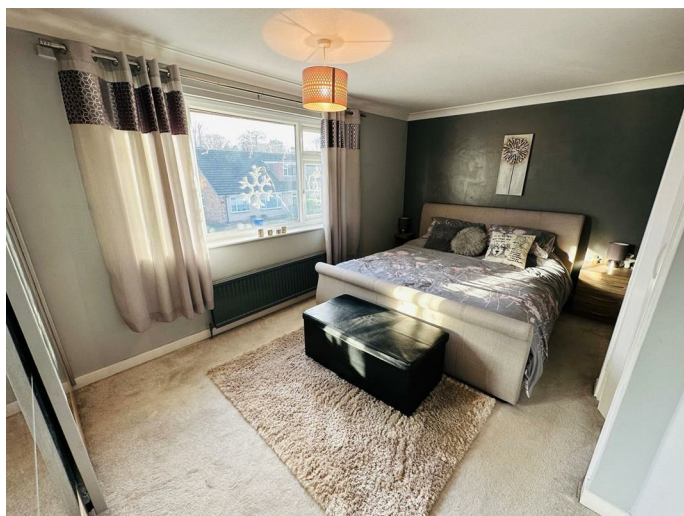
FIRST FLOOR ACCOMMODATION

Landing

Loft access and doors leading off.

Bedroom One

15'10" x 10'11" (4.84m x 3.33m)



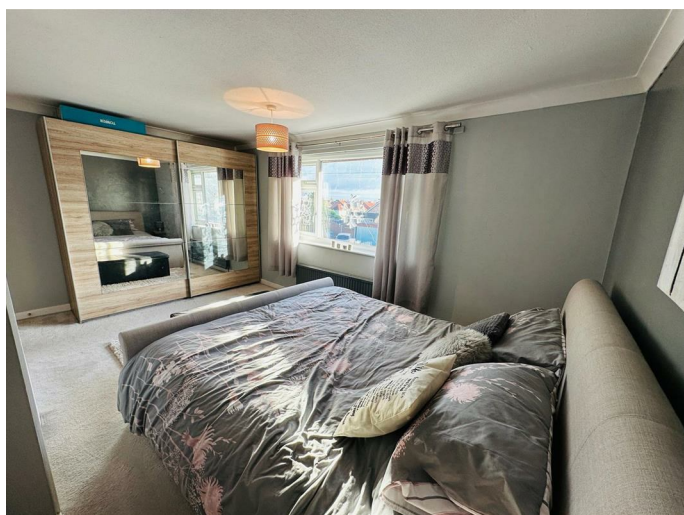
UPVC double glazed window to the front elevation, storage cupboard and central heating radiator.

Bedroom Two

12'4" x 8'9" (3.76m x 2.68m)

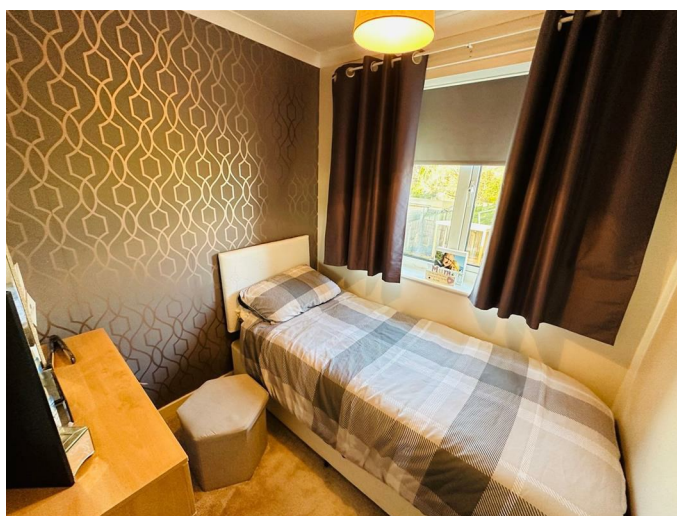


Range of fitted wardrobes with white trimmed mirror fronted sliding doors. UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Three

6'9" x 6'4" (2.06m x 1.94m)



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

EXTERIOR- Front



Outside light. Decorative brick blocked pathway along the front of the property and decorative stoned hardstanding providing off street parking. Further decorative herringbone brick blocked driveway running along the side of the property.

Side

Detached garage with 'up and over' door and floodlight on 'PIR' sensor. Decorative wrought iron pedestrian access gate leading into:

Rear



Decorative herringbone blocked patio along the rear and the side of garage. Pedestrian access door into the garage, outside tap, outside electrical point and further floodlight on 'PIR' sensor. The garden is laid to lawn with stepping stone style pathway leading to flagged hardstanding. Further raised timber decked area with timber pillars and roof and crushed slate area. Boundaries defined by timber fence, concrete posts and gravel boards.



Directions

From Selby travel down the A1041. At the roundabout, take the second exit onto Station Road. Next turn left onto Mill Lane and finally left again onto Broadacres. The property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Band: B

TENURE, LOCAL AUTHORITY AND TAX BANDING


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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

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.

MOBILE, TV AND BROADBAND COVERAGE

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

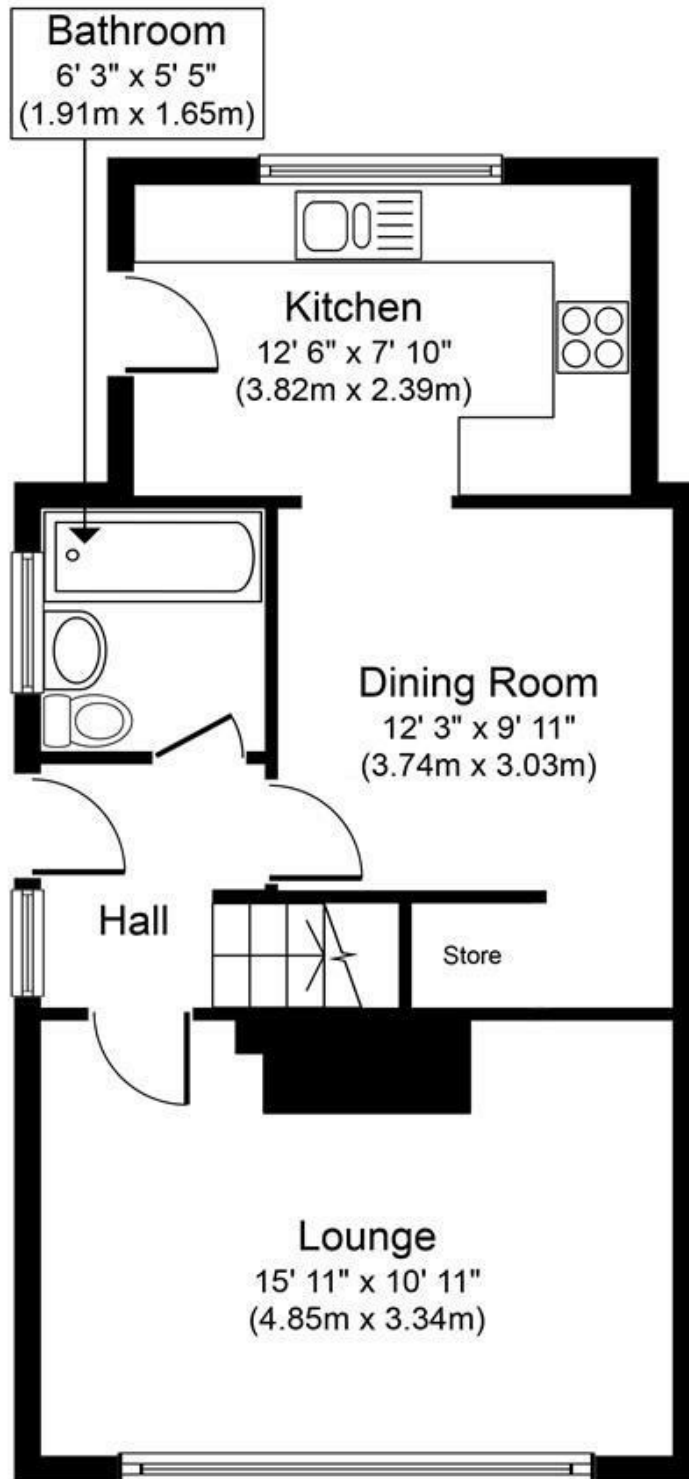
1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

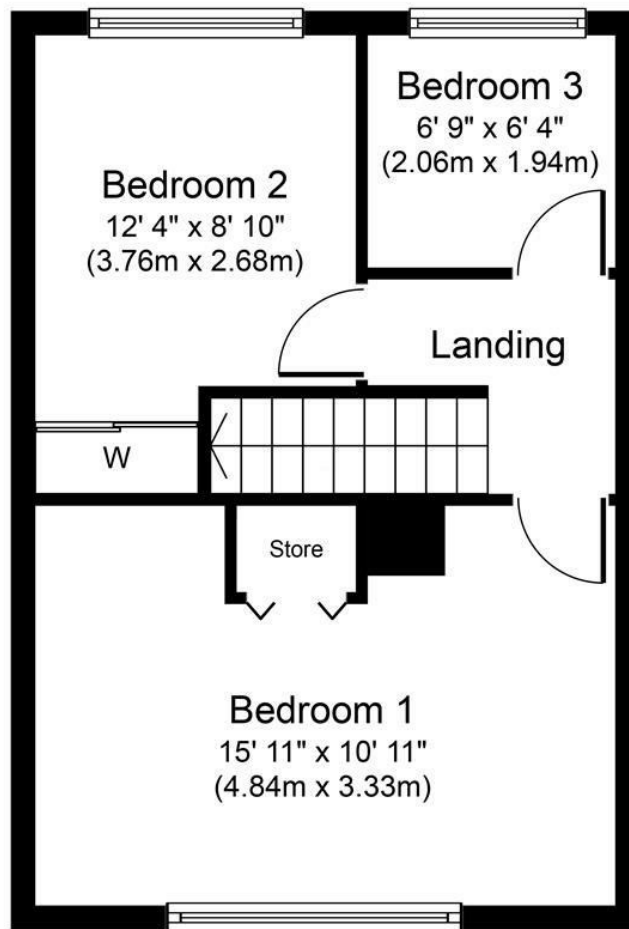




Ground Floor
Approximate Floor Area
482 sq. ft.
(44.8 sq. m.)

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.

Copyright V360 Ltd 2023 | www.houseviz.com



First Floor
Approximate Floor Area
379 sq. ft.
(35.3 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.
 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

