

# Park Row



## Green Acres, Eggborough, Goole, DN14 0TG

**Offers Over £140,000**



**\*\* VILLAGE LOCATION \*\* FRONT AND REAR GARDENS \*\*** Situated in Eggborough, this semi-detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. Externally the property has front and rear gardens. **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

Hardwood timber door with two double glazed frosted panels to the front elevation leading into:

### Hall

13'8" x 6'8" (4.18m x 2.05m)

Tiled effect flooring, central heating radiator and understairs storage cupboard. Stairs leading to First Floor Accommodation and doors leading off.

### Ground Floor w.c

6'2" x 2'7" (1.89m x 0.81m)

White low flush w.c with chrome fittings and wall mounted wash hand basin with chrome taps over and tiled splashback. Timber framed single glazed frosted window to the front elevation and central heating radiator.

### Lounge

13'1" x 10'4" (4.01m x 3.15m)

Feature fire place with decorative timber fire surround. UPVC double glazed window to the rear elevation, central heating radiator and television point.

### Kitchen Diner

17'6" x 12'3" (5.35m x 3.75m)

Range of base and wall units. Single bowl stainless steel sink and drainer with chrome taps over. Electric cooker point. Timber framed single glazed window and timber framed single glazed frosted window to the front elevations. Further timber framed single glazed window to the rear elevation. Gas fire with decorative timber surround. Quarry tiled flooring. Timber access door with single glazed frosted panel to the rear elevation leading into Rear Hall.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access. Timber framed single glazed window to the front elevation. Over stairs storage cupboard housing hot water cylinder whilst providing storage and shelving space. Doors leading off.

### Bedroom One

13'2" x 10'3" (4.03m x 3.13m)

Timber framed single glazed window to the rear elevation, central heating radiator and wood effect flooring.

### Bedroom Two

12'4" x 10'4" (3.76m x 3.17m)

Timber framed single glazed window to the rear elevation, central heating radiator and wood effect flooring.

### Bedroom Three

8'8" x 7'11" (2.65m x 2.42m)

Timber framed single glazed window to the front elevation and central heating radiator.

### Bathroom

6'2" x 4'10" (1.89m x 1.49m)

White bath with chrome mixer tap over incorporating chrome shower attachment and tiled splashback. White pedestal wash hand basin with chrome taps over and tiled splashback. Central heating radiator. UPVC double glazed frosted window to the front elevation.

### EXTERIOR- Front



Storm porch. Pathway running along the front. The front garden is laid to lawn with herbaceous borders and mature established trees and shrubs. Decorative wrought iron pedestrian access gate giving access onto pedestrian footpath and further wrought iron decorative access gates onto flagged hardstanding.

### Rear

Gardens and brick built outbuildings.

### Directions

Head north east on Finkle Street towards Micklegate continue to follow the road. Turn right onto Water Hill Lane, then turn right onto New Street /A19, continue to follow A19. Turn left onto Park Street (A1041) continue to follow the road, go through one roundabout. At the roundabout, take the third exit onto A63. At the next roundabout, take the first exit onto Doncaster Road/A19. Continue to follow A19. At the roundabout, take the 3third exit onto Weeland Road/A645. At the roundabout, take the second exit to continue on A645. Take a left onto Green Acres where the property can be identified.

### Tenure: Freehold

### Local Authority: North Yorkshire Council

Tax Band: A

### MOBILE, TV AND BROADBAND COVERAGE

Mobile Coverage:

EE

Vodafone

Three  
O2

Broadband:  
Basic  
18 Mbps  
Superfast  
78 Mbps

Satellite / Fibre TV Availability:  
BT  
Sky

### 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

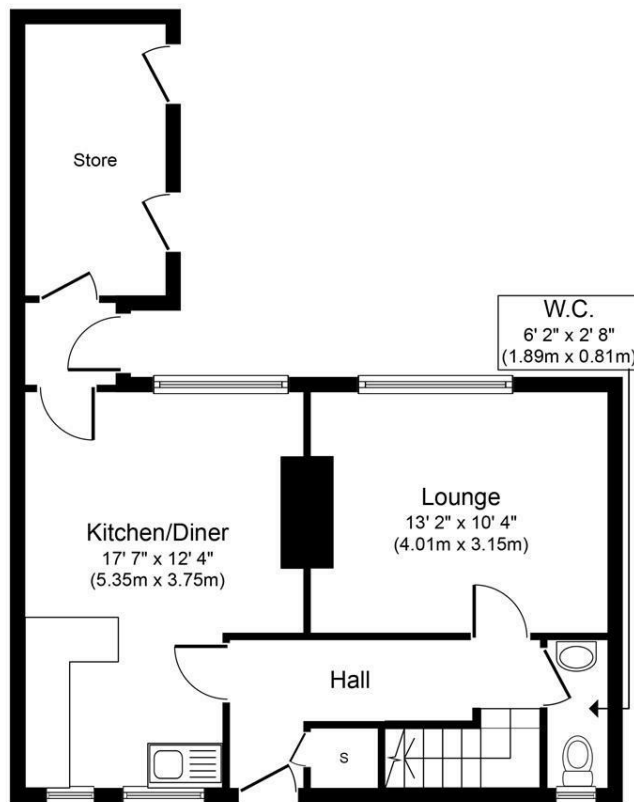
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199  
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents.

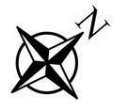
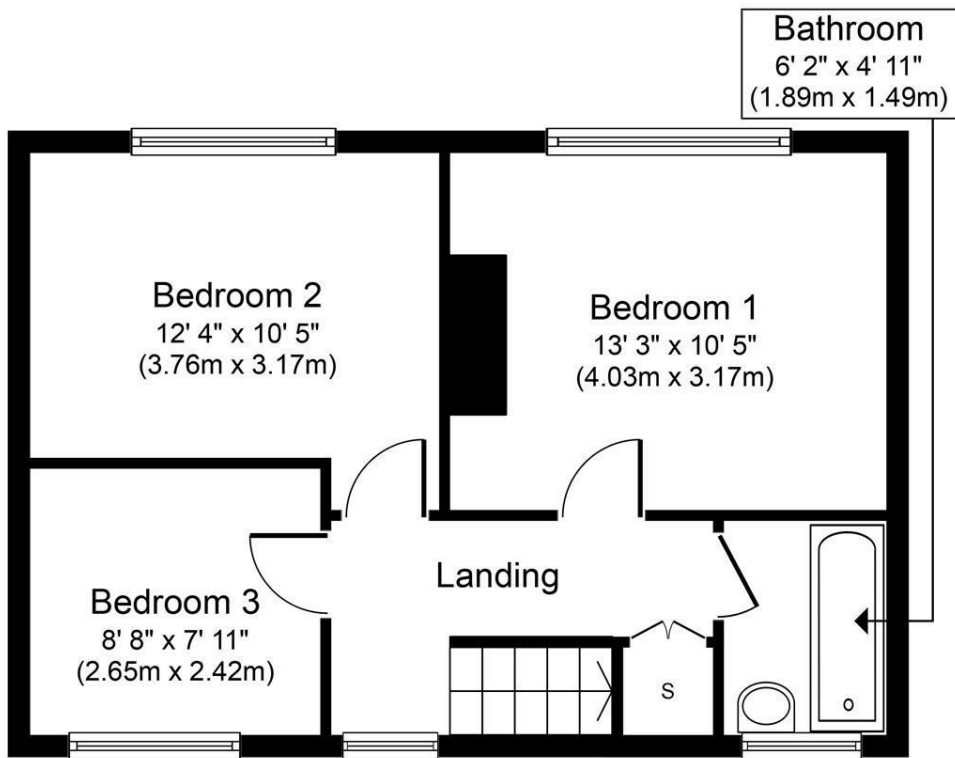
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**542 sq. ft.**  
**(50.3 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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**First Floor**  
**Approximate Floor Area**  
 450 sq. ft.  
 (41.8 sq. m.)

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