

Park Row



Pontefract Road, Snaith, Goole, DN14 9JT

Offers Over £170,000



**** NO UPWARD CHAIN ** CLOSE TO SCHOOLS **** Situated in Snaith, this extended semi detached property briefly comprises: Hall, Lounge, Dining Room, Garden Room/Bedroom Four, Kitchen, Utility and Ground Floor w.c. To the First Floor are three bedrooms, Bathroom and Separate w.c. Externally, the property has front and rear gardens and a detached garage. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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 three double glazed frosted panels to the front elevation leading into:

Hall

13'7" x 7'6" (4.15m x 2.29m)



Telephone point, stairs leading to First Floor Accommodation with balustrade and turned spindles, central heating radiator and storage cupboard. Doors leading off.

Lounge

14'1" x 10'11" (4.30m x 3.34m)



Feature fire place with marble effect back and hearth and decorative timber fire surround. UPVC double glazed window to the front elevation, central heating radiator and television and telephone points.



Dining Room

12'1" x 11'10" (3.70m x 3.62)



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

Garden Room / Bedroom Four

12'11" x 11'6" (3.94m x 3.52m)



Timber louvered door into storage cupboard. UPVC double glazed window to the rear elevation, central heating radiator, television point and alcove shelving. Aperture flowing into:

Kitchen

9'6" x 7'9" (2.92m x 2.38m)



Range of base and wall units with oak effect doors and pewter bowed handles. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: double electric 'Neff' oven and four ring 'Neff' ceramic hob with electric extractor fan over benefitting from downlighting. Tiled flooring and keypad for intruder alarm. UPVC double glazed window to the rear elevation. Under stairs storage cupboard and aperture flowing into:



Utility

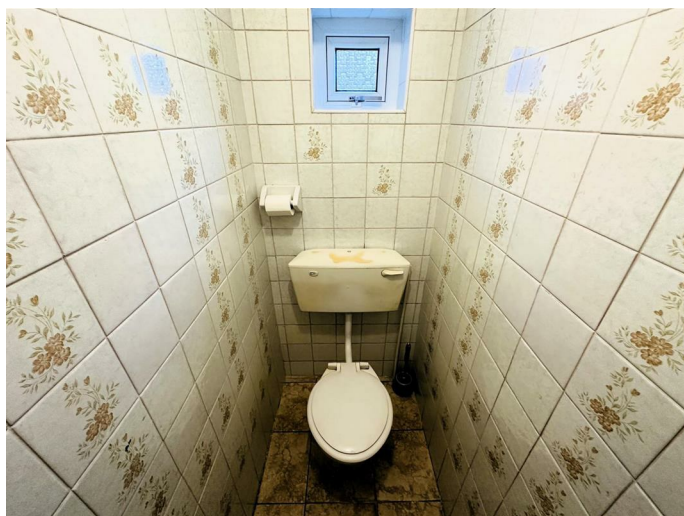
12'3" x 8'1" (3.74m x 2.47m)



Range of base and wall units with oak effect doors and pewter bowed handles. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Plumbing for washing machine. Tiled flooring. UPVC door with frosted panel to the rear elevation and uPVC double glazed window to the side elevation. Central heating radiator and extractor fan.

Ground Floor W.C

5'1" x 2'9" (1.57m x 0.84m)



White low flush w.c. UPVC double glazed frosted window to the side elevation and tiled flooring.

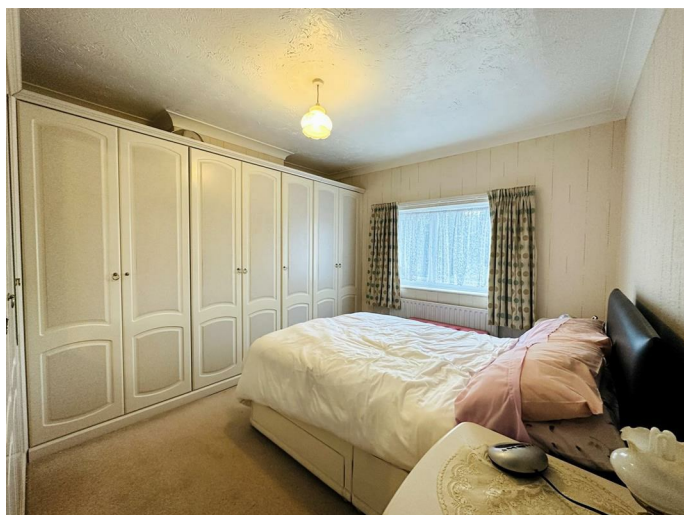
FIRST FLOOR ACCOMMODATION

Landing

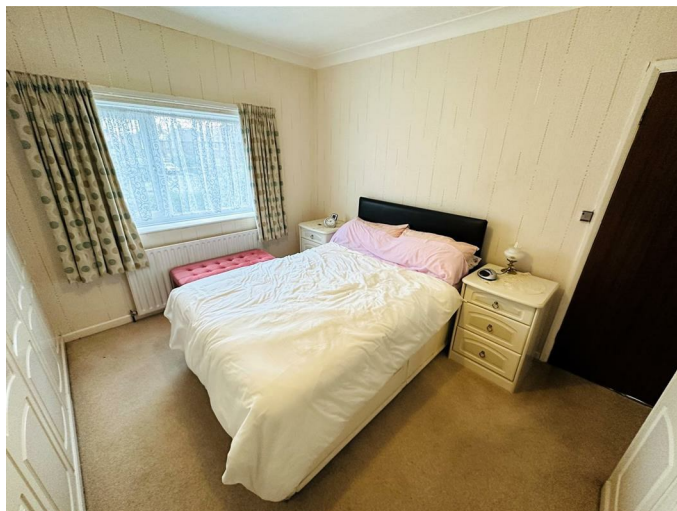
Balustrade and turned spindles. Loft access. UPVC double glazed window to the side elevation and doors leading off.

Bedroom One

12'7" x 11'1" (3.86m x 3.38m)



Range of fitted wardrobes. UPVC double glazed window to the front elevation and central heating radiator.



Bedroom Two

11'1" x 10'9" (3.39m x 3.28m)



Timber louvered door into storage cupboard. UPVC double glazed window to the rear elevation, central heating radiator and television point.

Bedroom Three

8'11" x 8'5" (2.73m x 2.57m)



Range of fitted cupboards and overstairs shelving. UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

7'9" x 6'0" (2.38m x 1.84m)



White panel bath with chrome taps over and further 'Mira' white and chrome shower over. White pedestal wash hand basin with chrome taps over. Central heating radiator and extractor fan. UPVC double glazed frosted window to the side elevation. Storage cupboard housing hot water tank.

Separate W.C

4'10" x 2'7" (1.48m x 0.81m)



White low flush w.c with chrome fittings. UPVC double glazed frosted window to the side elevation.

EXTERIOR

Front



Storm porch and pathway running along the front. Low maintenance front garden with crushed slate and herbaceous areas. Decorative pedestrian/vehicular access gates giving access onto driveway with turning point. Fully enclosed with timber fence, concrete posts, gravel boards and hedging.

Side

Concrete driveway leading to detached garage with timber vehicular/pedestrian access gates. Decorative wrought iron access gate giving access to side and rear of garage.

Rear



Outside lamps and electric point. Raised patio area stepping to main section of garden which is laid to lawn and herbaceously planted. To the bottom of the garden is a crushed slate patio area. Fully enclosed with brick wall, timber fence, posts and hedging. Pedestrian access door into storage at side of Garage.



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 Snaithe.

On entering Snaithe, at the roundabout, take the 2nd exit onto Shearburn Terrace. Continue onto Pontefract Road, where the property will be clearly marked by the Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

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 (FTTP)

Mobile: 4G

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.

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

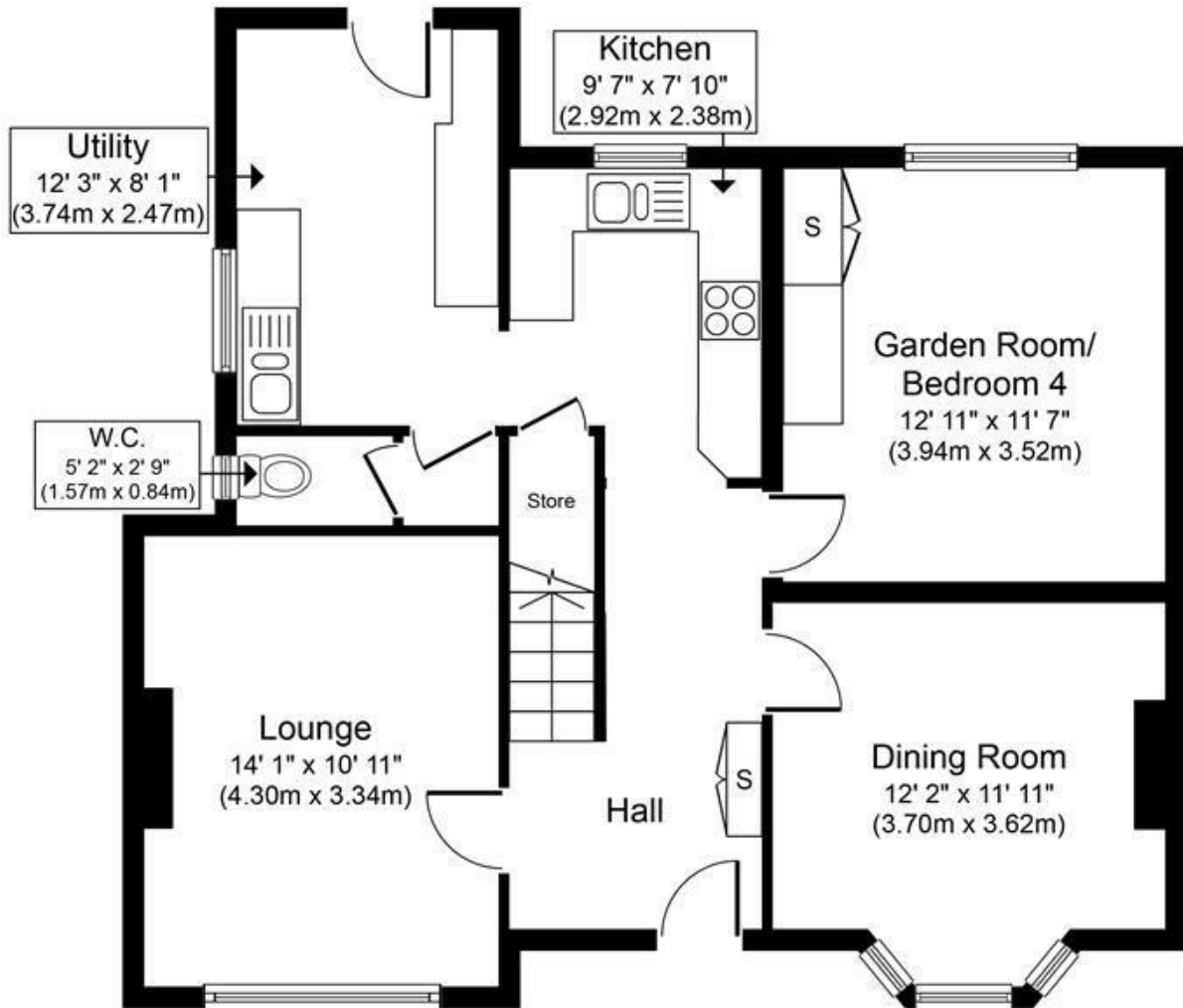
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

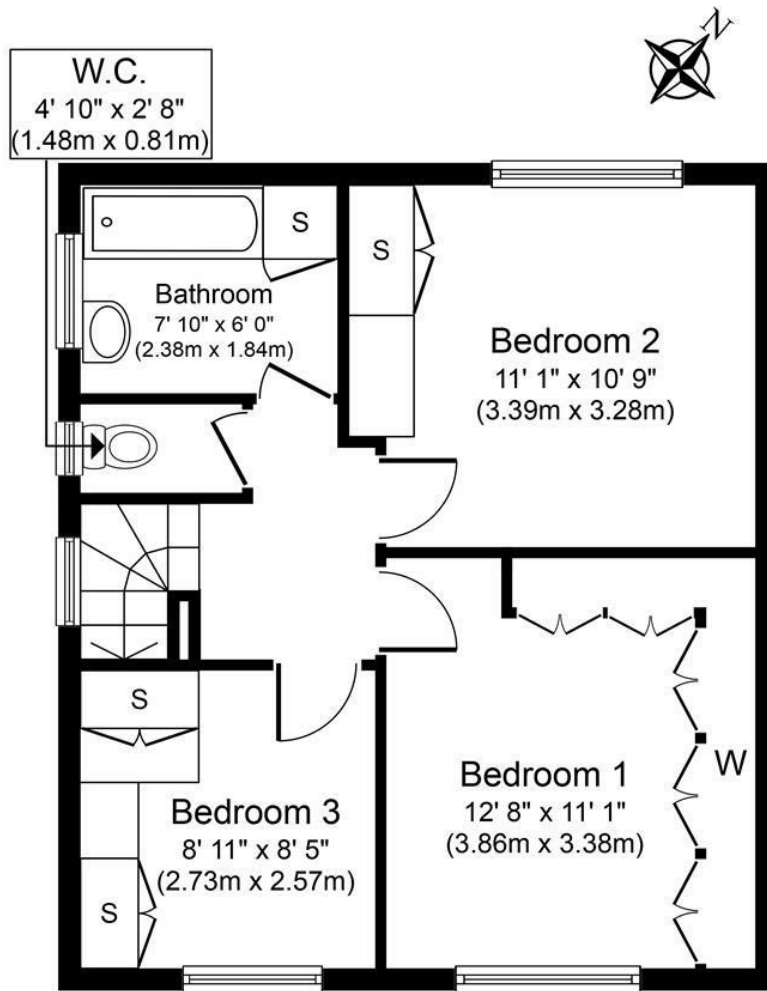
Strictly by appointment with the sole agents.

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.



Ground Floor
Approximate Floor Area
774 sq. ft.
(71.9 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
478 sq. ft.
(44.4 sq. m.)

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