

Park Row



High Street, West Cowick, Goole, DN14 9EB

Offers Over £250,000



**** DETACHED DORMER BUNGALOW ** SOUTH FACING FRONT GARDEN ** AMPLE OFF STREET PARKING ****

Situated in the village of West Cowick, this detached property briefly comprises: Hall, Lounge Diner, Conservatory, Breakfast Kitchen, Bedroom One and En-Suite. To the First Floor are two bedrooms and Bathroom. Externally, the property has gardens and ample parking to the front and a low maintenance garden to the rear. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



GROUND FLOOR ACCOMMODATION

Entrance

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

Hall

13'10" x 6'2" (4.23m x 1.88m)



Stairs leading to First Floor accommodation with balustrade and spindles and understairs storage cupboard. Telephone point, central heating radiator and wood effect flooring. UPVC double glazed frosted window to the front elevation. Door leading into:

Lounge Diner

24'10" x 13'7" (7.59m x 4.16m)



UPVC double glazed windows to the front and side elevations. Two central heating radiators and television point.



UPVC double glazed sliding patio door with full length unit to the side facing side elevation leading into Conservatory. French style single glazed doors to the side elevation into Breakfast Kitchen.

Conservatory

16'7" x 8'6" (5.07m x 2.61m)

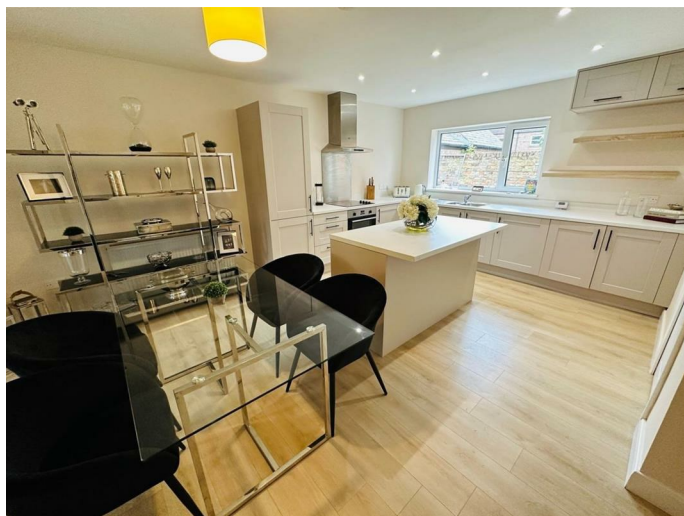


UPVC double glazed French style doors to the side elevation. UPVC stable style door to the rear elevation. UPVC double glazed units to the front, side and rear elevations. Polycarbonate roof and wood effect flooring.

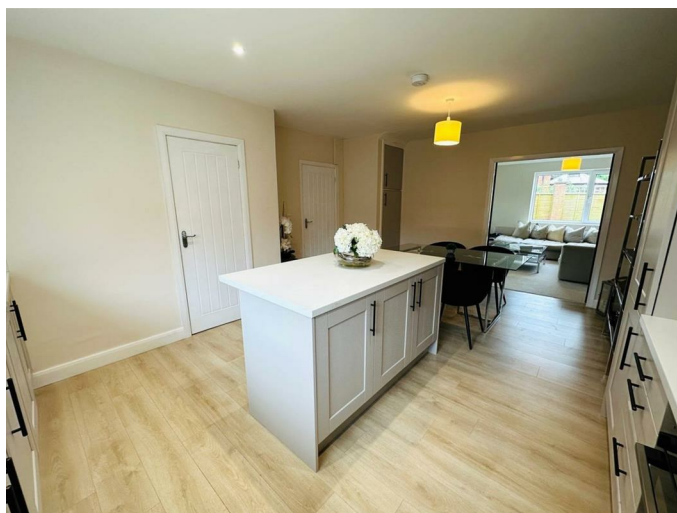


Breakfast Kitchen

18'9" x 14'7" (5.73m x 4.46m)



Range of grey wood grain effect base units in a shaker style with black 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into white laminate work surface with matching upstand. Integrated appliances include: electric oven, four ring ceramic hob and extractor fan benefitting from downlighting, fridge, freezer, dishwasher and washing machine. Matching centre island with breakfast bar area. UPVC double glazed window to the side elevation. Storage cupboard, central heating radiator and wood effect flooring.



Bedroom One

13'0" x 12'0" (3.98m x 3.67m)



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



Door leading into:

En-Suite
5'2" x 4'11" (1.59m x 1.50m)



Shower cubicle with chrome trim sliding doors, chrome shower and chrome controls. 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. Behind the suite is tiled to ceiling height with tiled flooring. Electric extractor fan.

FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles, loft access and central heating radiator. UPVC double glazed window to the front elevation and over stairs storage cupboard housing 'Baxi' central heating boiler.

Bedroom Two
16'5" x 12'0" (5.01m x 3.66m)

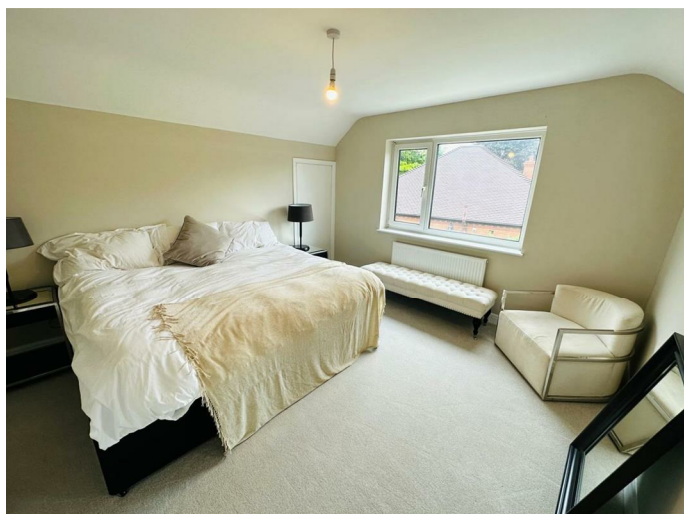


UPVC double glazed windows to the front and side elevations. White fronted fitted wardrobes with chrome handles. Central heating radiator and television point. Eaves storage.



Bedroom Three

13'8" x 12'0" (4.17m x 3.67m)



UPVC double glazed window to the side elevation, central heating radiator, television point and eaves storage.

Bathroom

8'0" x 5'7" (2.46m x 1.72m)



White panel bath with chrome mixer tap over and chrome shower over with shower screen. The bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings and wash hand basin with chrome taps over set into grey vanity unit with chrome handles. UPVC double glazed frosted window to the rear elevation. Extractor fan, central heating radiator and tiled flooring.

EXTERIOR- Front



Stone pathway leading away from the property dividing the lawn into two sections. Further decorative stone hardstanding/ off street parking area. Boundaries defined by timber fence, timber posts, brick wall and gravel boards. Partial stone pathway running along the front turning into flagged pathway running along the side.

Rear



Flagged patio area with decorative stone pathway running along the rear. Outside electrical points. The rear is fully enclosed with timber posts, timber fence and brick posts.



DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Proceed through the villages of Camblesforth and Carlton (approx 7 miles) to Snaith. At the roundabout turn left and then take a right hand turn onto Butt Lane which turns into High Street. The property can clearly be identified on the left hand side by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast

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 & 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

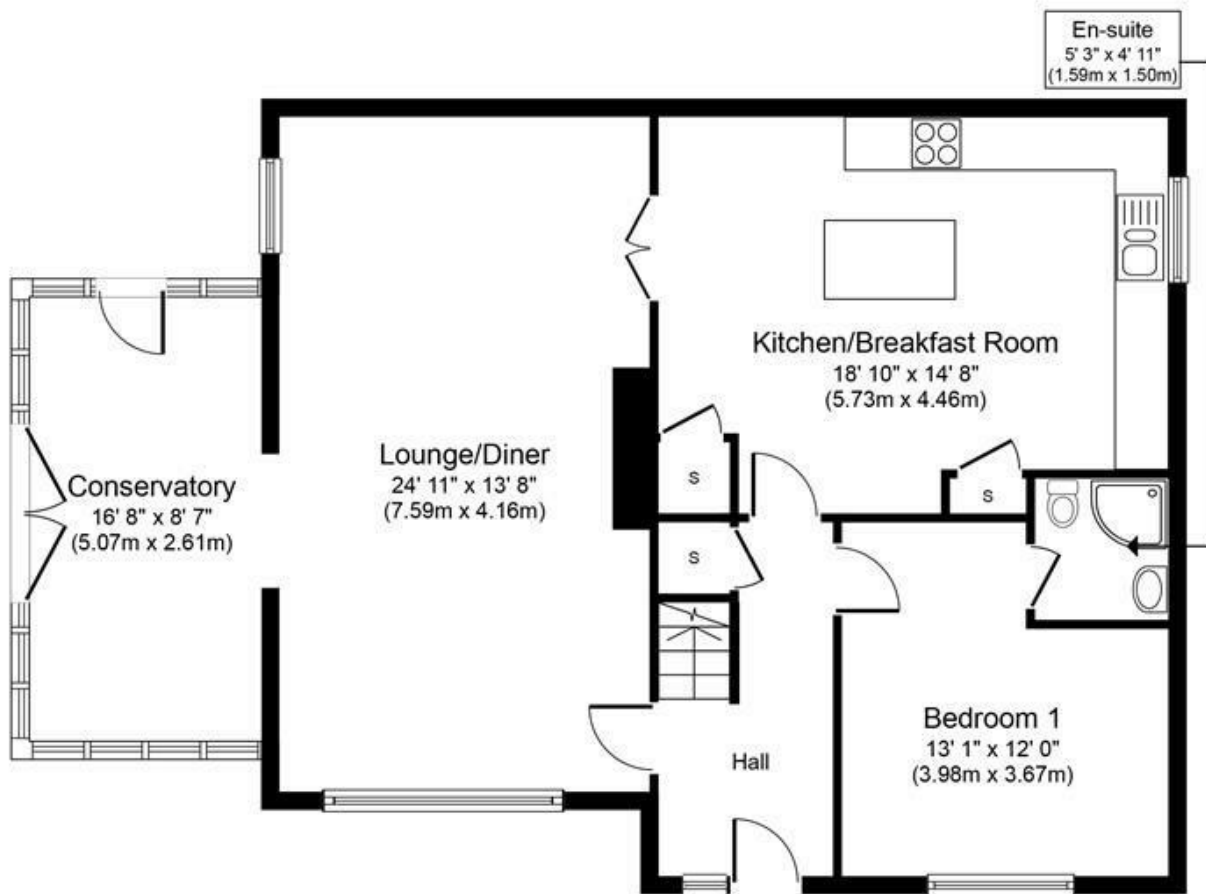
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

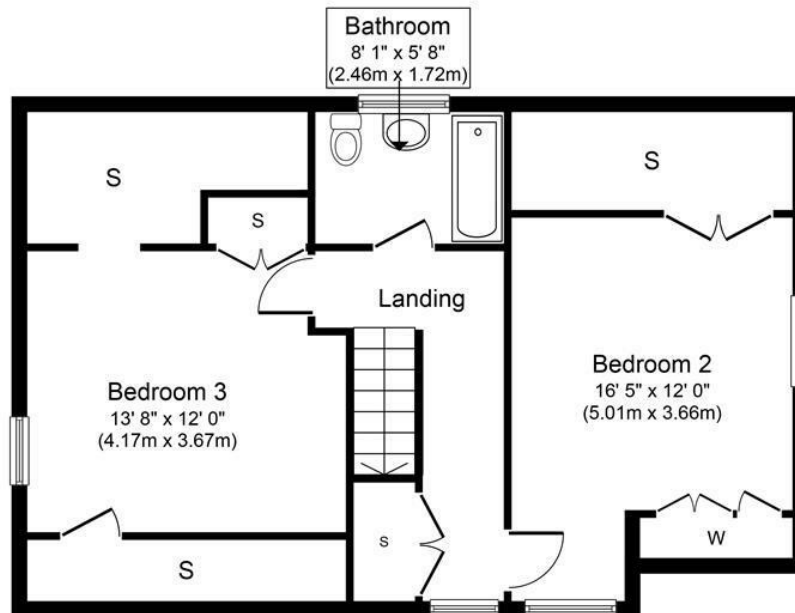
Strictly by appointment with the sole agents.

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
1026 sq. ft.
(95.3 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
674 sq. ft.
(62.6 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		
	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC