

# Park Row

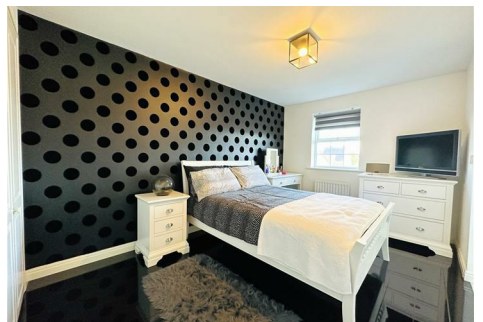


**Blackthorn Close, Whitley, Goole, DN14 0GE**

**Offers Over £210,000**



**\*\*EN SUITE TO MASTER BEDROOM\*\*FITTED WARDROBES\*\*** Situated in Whitley, this townhouse property briefly comprises of Kitchen, Study/Bedroom, Lounge Diner and Ground Floor w.c. To the First Floor: Lounge and Bedroom. To the Second Floor: Further two bedrooms, En-Suite and Bathroom. Externally, the property has an enclosed rear garden and driveway. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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'.**



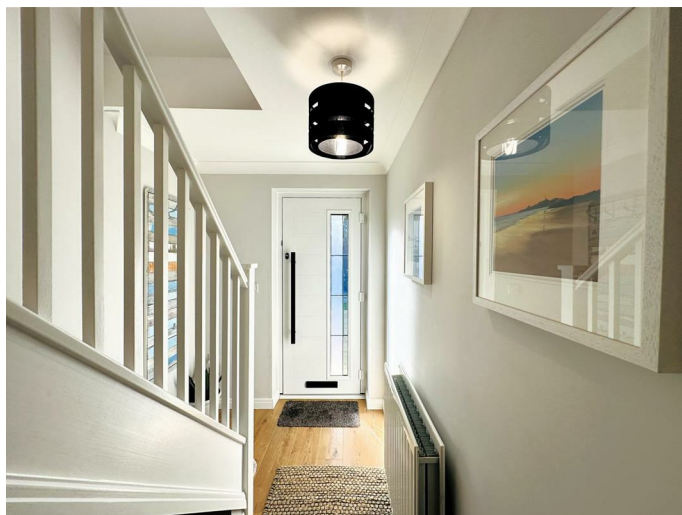
## GROUND FLOOR ACCOMMODATION

### Entrance

Panel effect composite entrance door with double frosted panel to the front elevation leading into the:

### Hall

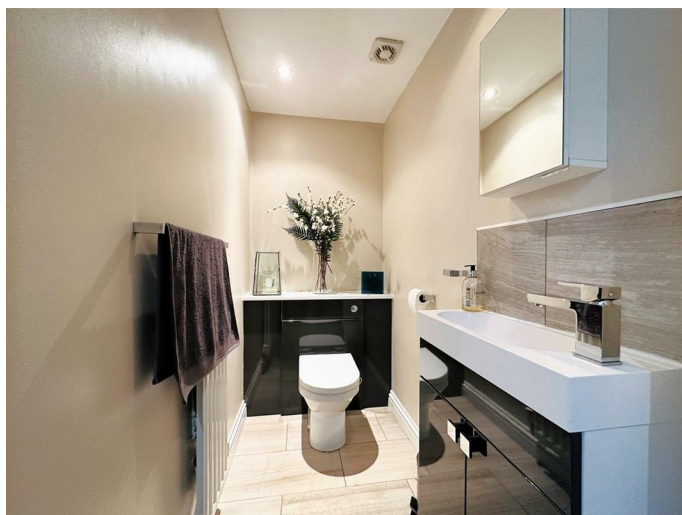
15'2" x 5'8" (4.63m x 1.75m)



Stairs leading to First Floor Accommodation with balustrade and spindles, understairs alcove, central heating radiator, wood effect flooring and door to understairs storage cupboard. Doors leading off.

### Ground Floor w.c

6'5" x 3'6" (1.96m x 1.08m)



White low flush with hidden cistern and chrome controls, and white wash hand basin with chrome mixer tap over and tiled splashback set into vanity with chrome handles. Extractor fan, central heating radiator and tiled flooring.

### Kitchen

14'10" x 11'9" (4.54m x 3.59m)



Range of maple effect base, wall and larder units with brushed chrome T-bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with tiled splashback. Electric and gas cooker point with brushed steel electric extractor fan over benefiting from downlighting. Integrated appliances include: fridge, freezer, dishwasher and washing machine. Composite panel effect door with top section having double glazed frosted panel and uPVC double glazed window to rear elevation, tiled flooring and door to understairs storage. Wall mounted contemporary wall mounted central heating radiator and aperture flowing through into the:

### Living / Dining Room

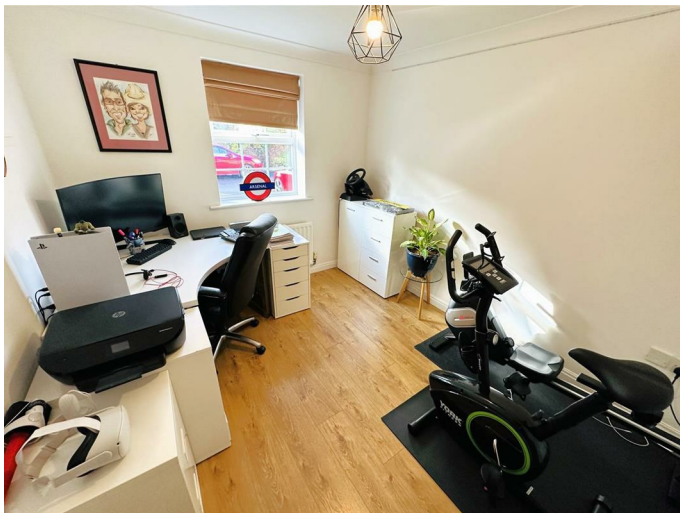
16'10" x 9'3" (5.14m x 2.84m)



UPVC double glazed window to front elevation, Velux timber framed double glazed skylight window to rear elevation and wood effect flooring. Central heating radiator.



**Study / Bedroom Four**  
10'8" x 8'11" (3.27m x 2.72m)



UPVC double glazed window to front elevation, central heating radiator and wood effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Balustrade and spindles, further staircase leading to Second Floor Accommodation, central heating radiator and uPVC double glazed window to front elevation. Doors leading off.

**Lounge**  
14'11" x 13'3" (4.57m x 4.04m)



Feature fireplace, twin uPVC double glazed windows to rear elevation, two central heating radiators and television and telephone points.



### Bedroom Three

12'5" x 8'11" (3.81m x 2.72m)



Range of white fronted fitted wardrobes, uPVC double glazed window to front elevation and central heating radiator.

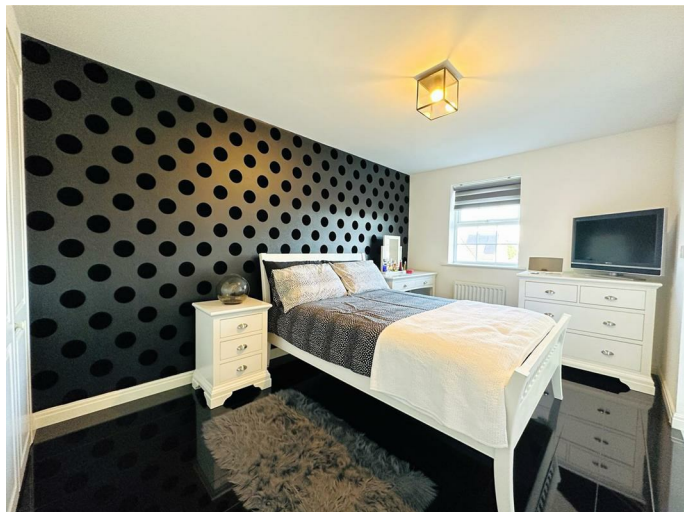
## SECOND FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

15'5" x 9'0" (4.72m x 2.75m)



Range of fitted wardrobes, uPVC double glazed window to rear elevation, central heating radiator and television point. Aperture flowing into the:

### En Suite

6'2" x 5'7" (1.89m x 1.72m)



Shower cubicle with chrome trimmed sliding doors, chrome fixed head shower over and chrome controls, tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over and tiled splashback set into vanity. UPVC double glazed frosted window to rear elevation, extractor fan, central heating radiator, towel rail and tiled flooring.

### Bedroom Two

14'11" x 10'3" (4.56m x 3.13m)



Fitted wardrobes, door into overstairs storage cupboard, twin uPVC double glazed windows to front elevation and central heating radiator.

## Bathroom

6'9" x 5'8" (2.08m x 1.73m)



White panel bath with chrome mixer tap over, white low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over and electric shaver point. The room is tiled on all walls to mid height. UPVC double glazed frosted window to side elevation, tiled effect flooring, central heating and towel rail.

## EXTERNAL

### Front



Storm porch, outside lamp and flagged pathway leading away from the property through the lawned garden.

### Side

Tarmacked driveway with electric car charging pod. Timber pedestrian access gate leading further down the side of the property. Flagged pathway and decorative stoned edgings continuing to the:

## Rear



Outside tap and flagged pathway running along the rear and dividing the lawned garden into two sections. Herbaceous planted areas and further flagged patio area. Garden is fully enclosed with timber fence and concrete posts.



## DIRECTIONS

Leave Selby on the A19 Doncaster Road following the road through Brayton, Burn and over the bridge at Chapel Haddlesey. Continue on the A19 to the M62 Junction 34 Whitley Bridge Interchange and take the second exit off the roundabout towards Doncaster (A19). Turn left onto Blackthorn Close. The property can be clearly identified by a Park Row 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: LPG

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: 5G

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.

## 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.

## 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.

## 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.

## 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:

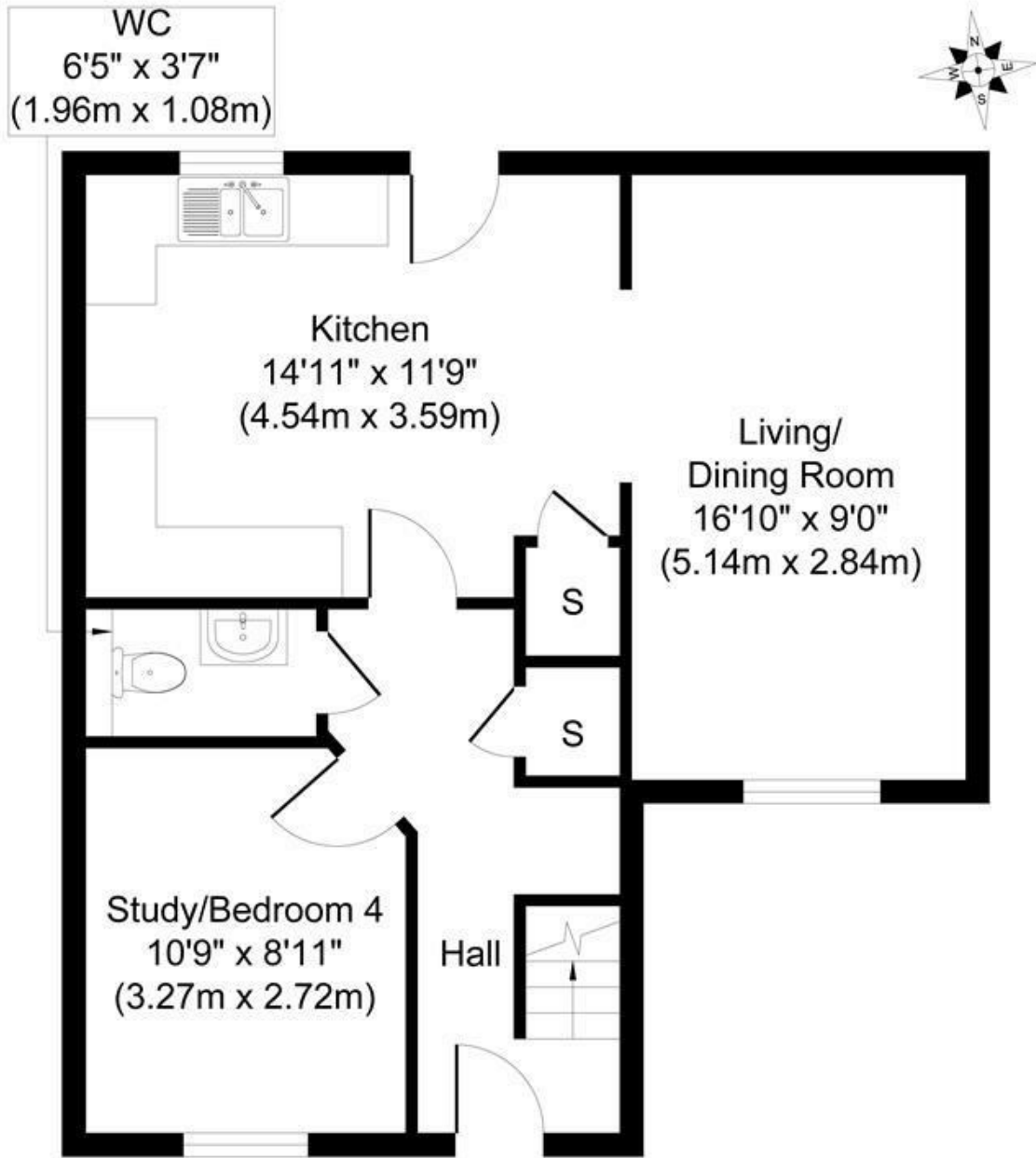
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

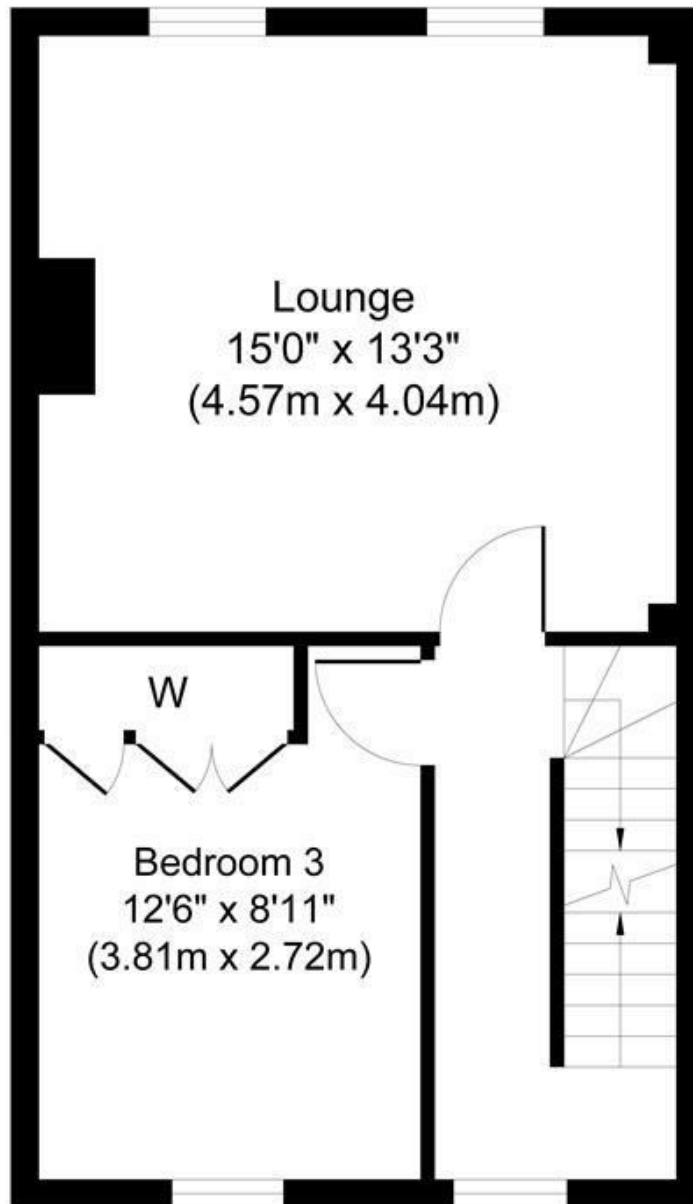
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**560 sq. ft**  
**(52.06 sq. m)**

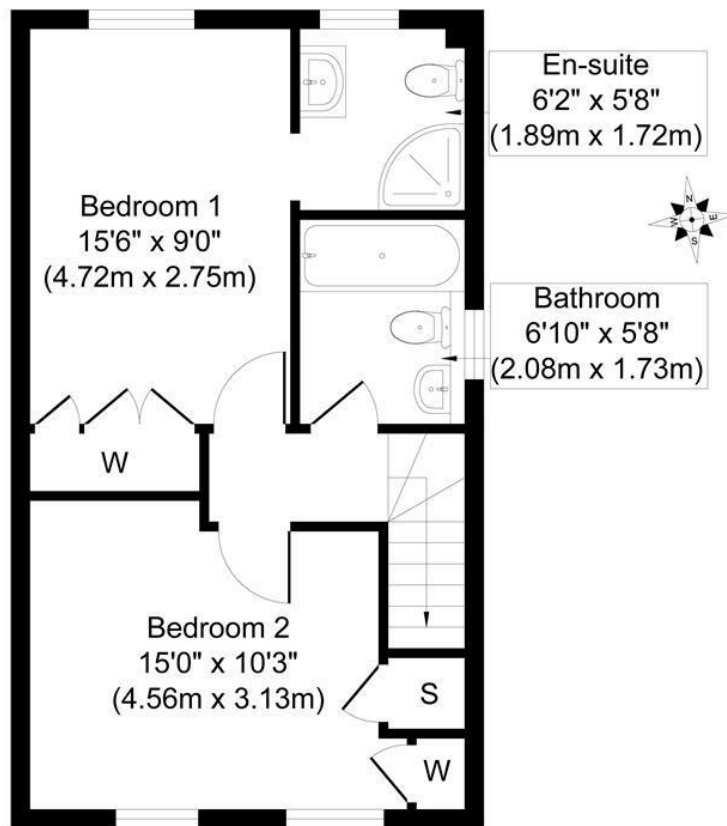
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**398 sq. ft**  
**(36.95 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**398 sq. ft**  
**(36.95 sq. m)**

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-95	A			92-95	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
All energy efficient - higher ranking costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	