

Park Row



Silver Street, Whitley, Goole, DN14 0JG

Offers Over £190,000



**** GARAGE ** SOUTH FACING GARDEN **** Situated in the village of Whitley, this semi-detached property comprises: Hall, Ground Floor w.c, Lounge, Kitchen Diner. To the First Floor: three bedrooms, one with En-suite and family bathroom. Externally the property benefits from enclosed gardens to the front and rear, off street parking and garage within a block. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







Property Summary

This charming three-bedroom home, located in the desirable area of Whitley, offers easy access to motorway transport links and the nearby countryside, making it ideal for commuters and nature lovers alike. The property is available with no upward chain, ideal for those looking to move quickly. Inside, the spacious lounge provides a comfortable area for relaxation, while the kitchen diner flows seamlessly onto the rear garden, perfect for family meals or entertaining guests. All three bedrooms come with fitted wardrobes, including the master bedroom, which also benefits from an en-suite. The modern family bathroom serves the remaining bedrooms. Outside, the enclosed gardens at both the front and rear offer privacy and outdoor space, and the property also benefits from off-street parking and a garage for added convenience. This home is an excellent opportunity for buyers seeking both space and convenience with a touch of rural living.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

17'11" x 11'1" (5.47 x 3.38)

Kitchen Diner

13'10" x 10'1" (4.22 x 3.08)

W/C

5'2" x 3'3" (1.58 x 1.00)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'11" x 10'4" (4.25 x 3.17)

En-suite

4'11" x 4'9" (1.50 x 1.46)

Bedroom Two

11'7" x 7'6" (3.54 x 2.30)

Bedroom Three

9'6" x 6'1" (2.91 x 1.86)

Family Bathroom

7'6" x 5'1" (2.30 x 1.57)

EXTERIOR

Enclosed gardens to the front and rear with off street parking to the side and single garage as part of block.

DIRECTIONS

Leave Selby via A19 Doncaster Road and continue along the

A19 to the Whitley Bridge Interchange, take the second exit off the roundabout towards Doncaster (A19) Proceed into the village of Whitley on Doncaster Road, and turn right onto Silver Street where the property is located and can be clearly identified by the Park Row Properties '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: East Riding of Yorkshire

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: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: Some 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

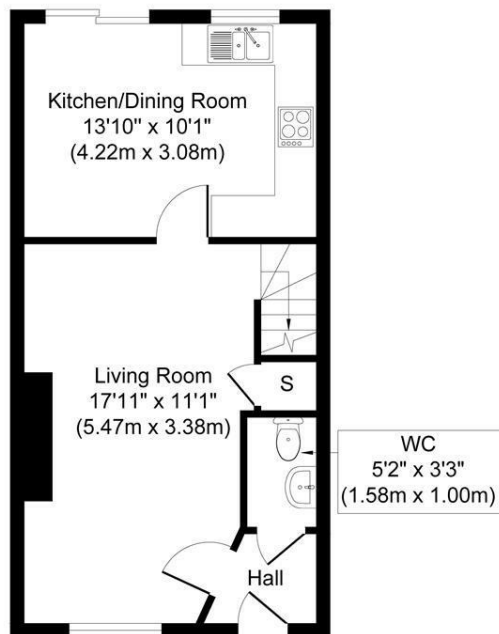
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

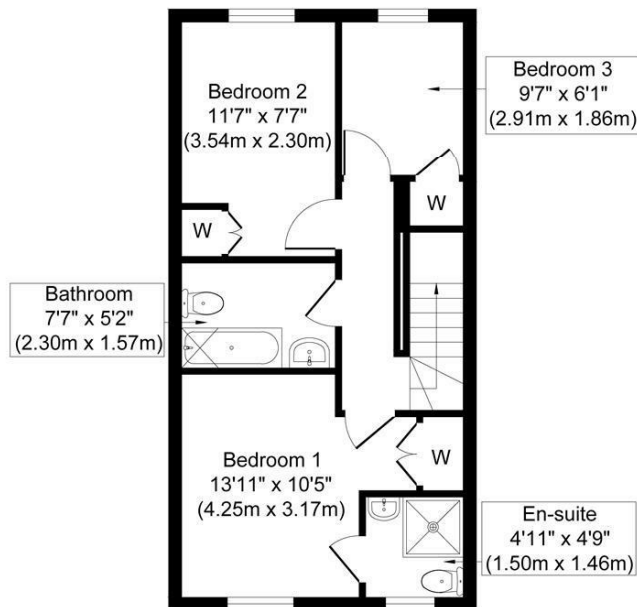
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
393 sq. ft
(36.50 sq. m)

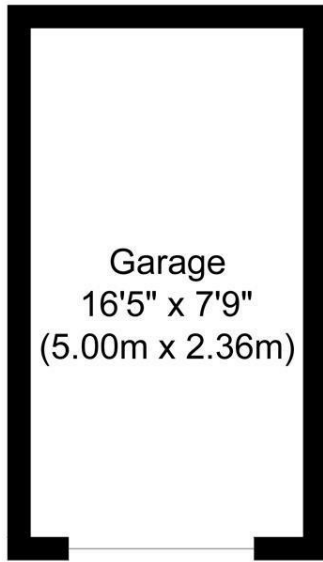
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

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Garage
16'5" x 7'9"
(5.00m x 2.36m)

Garage
Approximate Floor Area
113 sq. ft
(10.54 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	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	71		87
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC