

# Park Row



**Limetree Drive, Whitley Bridge, Goole, DN14 0GF**

**Offers Over £250,000**



**\*\* SOUTH-WEST FACING REAR GARDEN \*\* THREE DOUBLE BEDROOMS \*\*** Situated in the popular village of Whitley Bridge, with its fantastic commuter links, this detached family home briefly comprises: Hall, Lounge, Lobby, Ground Floor w.c, Breakfast Kitchen, Conservatory, Study and Store. To the First Floor are three double bedrooms which all benefit front fitted wardrobes, and two having En-suite bathrooms as well as a Family Bathroom. Externally, there is off street parking for multiple cars and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK 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

Reinforced panel effect door with top section having double glazed panels to the front elevation. Stairs leading to First Floor Accommodation, timber flooring, central heating radiator and door leading into:

### Lounge

18'4" x 10'6" maximum (5.60m x 3.21m maximum)



UPVC double glazed window to the front elevation. Feature electric fire set onto granite back hearth with decorative fire surround. Understairs storage cupboard, television and telephone points and central heating radiators. Door leading into:



### Lobby

5'8" x 3'11'8" maximum (1.74m x 0.95m maximum)



Tiled flooring, aperture flowing through into Breakfast Kitchen and door leading into:

### Ground Floor w.c

6'7" x 3'0" (2.01m x 0.92m)



White low flush w.c with chrome fittings, white pedestal wash hand basin with chrome mixer tap over and tiled splashback. Central heating radiator, electric extractor fan and tiled flooring.

## Breakfast Kitchen

14'6" x 8'8" (4.43m x 2.66m)



Range of maple effect fronted base and wall units with brushed chrome 'T-bar' handles with one cupboard housing the central heating boiler. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: four ring brushed chrome gas hob with extractor fan over benefitting from downlighting, double electric oven, fridge-freezer, dishwasher and washing machine. Tiled flooring and central heating radiator. UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors into the Conservatory and uPVC door leading into:



## Conservatory

12'2" x 10'2" (3.72m x 3.10m)



UPVC double glazed windows to each side and the rear elevations. UPVC double glazed patio doors to the rear elevation opening onto the garden area. UPVC double glazed skylight windows to each side elevation and tiled flooring.

## Study



UPVC door with top section having double glazed frosted panel to the rear elevation, vinyl flooring and door leading into:

### Store

7'9" x 6'6" (2.37m x 2.00)

Power and lighting. 'Up and over' door to the front elevation.

## FIRST FLOOR ACCOMMODATION

### Landing



Loft access, cupboard housing the hot water cylinder and doors leading off.

## Bedroom One

15'6" x 13'6" maximum (4.73m x 4.14m maximum)



UPVC double glazed windows to the front elevation. 'Hammonds' white fronted fitted wardrobes, television point and central heating radiator. Door leading into:



## En-suite

4'11" x 4'9" (1.50m x 1.47m)



Shower cubicle with chrome trimmed 'Concertina' screen housing chrome shower with both fixed head and shower attachment. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit. Chrome heated towel rail, electric shaver point and electric extractor fan. Mirror fronted storage cupboard with feature lighting. The shower area is wet-walled to ceiling height with the rest of the room being tiled to ceiling height and benefitting from tiled flooring.

## Bedroom Two

9'9" x 8'11" (2.98m x 2.73m)



UPVC double glazed window to the front elevation. 'Hammonds' white fronted fitted wardrobe, television point, wood effect laminate flooring and central heating radiator. Door leading into:



## En-suite

5'6" x 5'3" (1.69m x 1.62m )



Shower cubicle with white trimmed door housing white electric shower. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the rear elevation, central heating radiator and vinyl flooring. Electric shaver point and extractor fan. The shower area is tiled to ceiling height with the rest of the room being tiled to mid-height.

### Bedroom Three

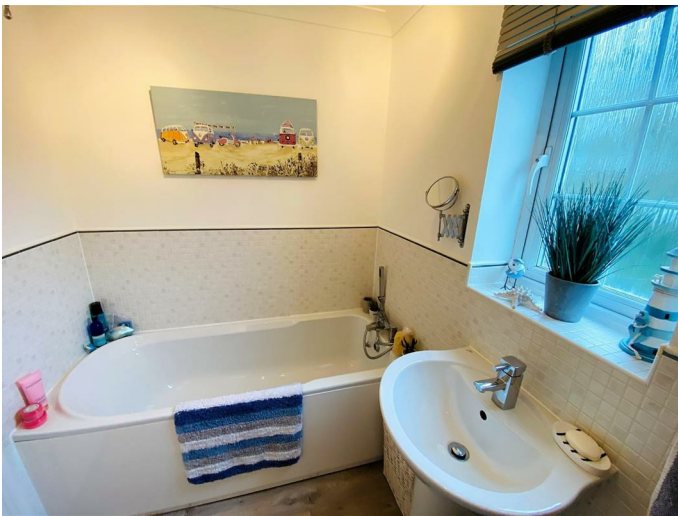
10'5" x 8'8" to wardrobes (3.18m x 2.65m to wardrobes)



Range of white fronted fitted wardrobes. UPVC double glazed window to the rear elevation, central heating radiator, television point and wood effect laminate flooring.

### Bathroom

8'9" x 5'6" (2.68m x 1.69m)



White panel bath with chrome mixer tap over and further shower attachment. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Electric shaver point, central heating radiator, electric extractor fan and vinyl flooring. UPVC double glazed frosted window to the rear elevation. The room is tiled on all walls to mid-height.



### EXTERIOR

#### Front



Storm porch over entrance door with outside light. Pathway steps down to the side of the property which merges into flagged pathway with gravelled edging and driveway leading to store. The front benefits from low maintenance decorative stone with herbaceous borders. The pathway continues along the side of the property to timber pedestrian access gate giving access into:

## Rear



Flagged pathway continued and merges into stepping stones across the lawned section leading to raised timber decking area offering room for outside entertaining and social area. Further flagged area to the other side and access to outside tap. The area also benefits from floodlight on 'PIR' sensor. Decorative barked borders with established trees and shrubs. The area is fully enclosed with timber fence, concrete posts and gravel boards.



## Directions

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel/West Haddlesey. Follow the A19 past Eggborough Power Station on the left to the mini roundabout. Take the second exit off the roundabout towards identified (A19) and continue straight across at the next roundabout towards Doncaster. Continue along this road and turn onto Blackthorn Close on the left hand side and then the first right onto Limetree Drive. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## 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

Heating: LPG

Sewerage: Mains

Water: Mains

Broadband: Superfast

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.

## 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

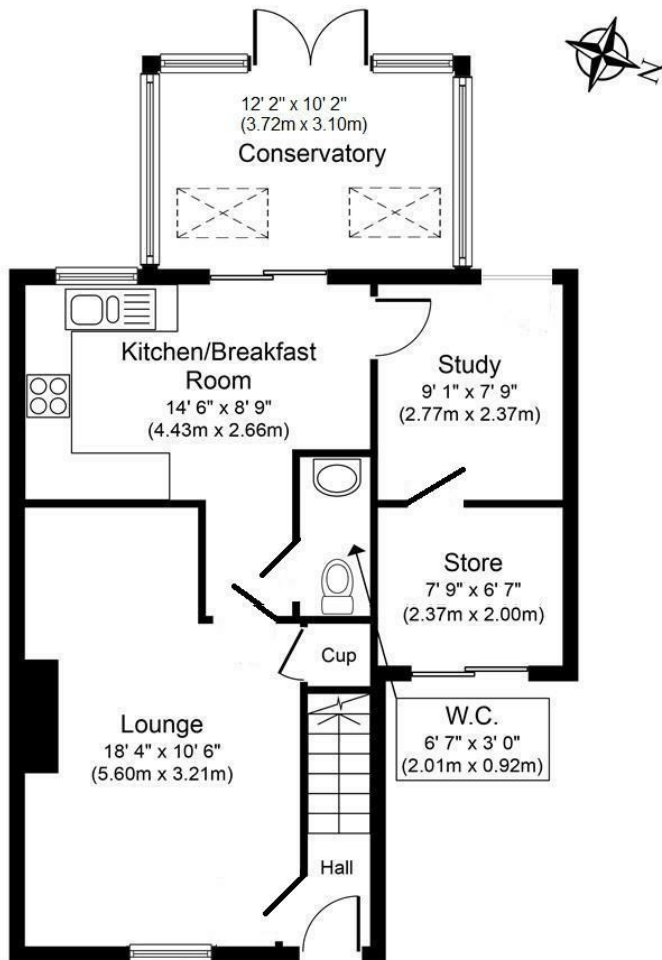
CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.

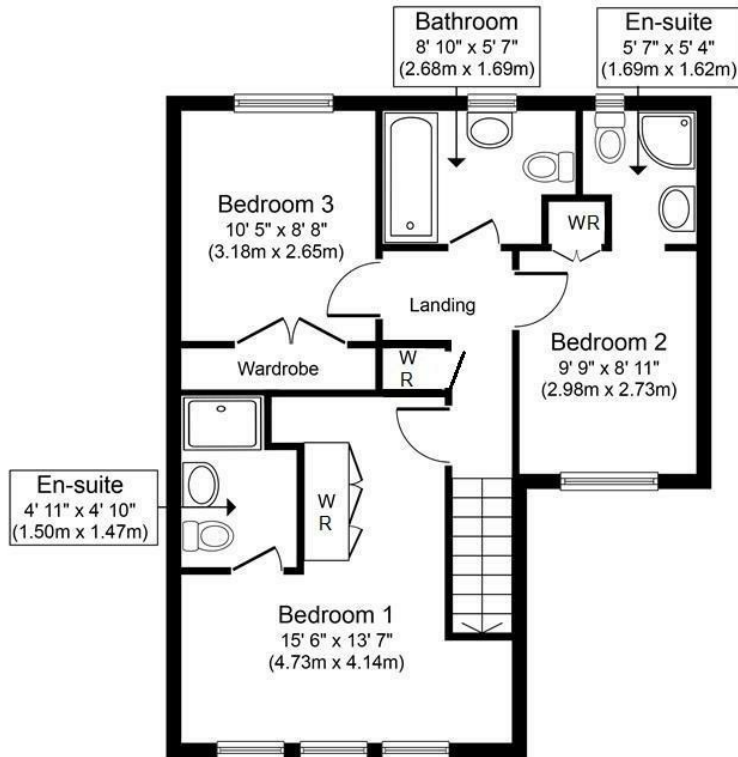
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**645 sq. ft.**  
**(59.9 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.  
 Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**532 sq. ft.**  
**(49.5 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.  
Copyright V360 Ltd 2022 | www.houseviz.com

**T** 01757 241124  
**W** www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
selby@parkrow.co.uk

