

Park Row



Weeland Road, Beal, Goole, DN14 0TD

Offers Over £200,000

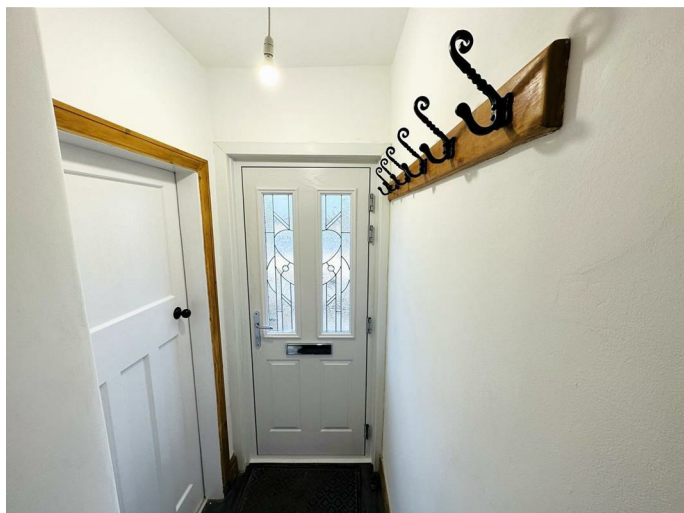


****OUTHOUSES**** and ****VIEWS OVER FIELDS**** Situated in the village of Beal, this semi-detached property briefly comprises: Lounge, Kitchen Diner and conservatory. To the First Floor are three Bedrooms and a Bathroom. Externally, the property benefits from a fully enclosed yard to the rear and ample off street parking. **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



Composite panel effect door with top section having two double glazed frosted panels to the front elevation leading into the:

Hall

3'8" x 3'8" (1.13m x 1.12m)

Stairs leading to First Floor Accommodation with handrail, wood effect flooring and door leading through into:

Lounge

14'11" x 11'9" (4.55m x 3.60m)



Gas coal effect fire set into limestone surround, back and hearth. UPVC double glazed bay window to front elevation, wood effect flooring and central heating radiator. Television and telephone points.

Kitchen Diner

18'10" x 10'8" (5.76m x 3.26m)



Feature range from A and E Wordsworth of Pontefract. Range of grey fronted base and wall units with brushed chrome handles, and single bowl sink and drainer with chrome mixer tap over set into a wood block effect laminate work surface with tiled splashback. Integrated appliances include electric oven, five ring ceramic hob and brushed steel double electric extractor fan benefiting from downlighting. Plumbing for dishwasher. Breakfast bar area with brushed chrome legs, uPVC double glazed window to rear elevation and uPVC door with full length double glazed frosted panel to the rear elevation. Wood effect flooring, central heating radiator and understairs storage cupboard housing the Zanussi central heating boiler.





Utility

10'9" x 4'8" maximums (3.28m x 1.44m maximums)



Range of grey base units with brushed chrome handles set into wood block effect laminate work surface. Plumbing for washing machine, uPVC door with top section two double glazed frosted panels to the front elevation and uPVC double glazed windows to the front and side elevations. Wood effect flooring and central heating radiator.

Conservatory

20'6" x 15'10" maximums (6.27m x 4.85m maximums)



UPVC double glazed French style doors to the rear elevation, uPVC double glazed windows to the rear and side elevations and wood effect flooring. Central heating radiators and television point.





FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles, uPVC double glazed window to side elevation and doors leading off.

Bedroom One

11'10" x 9'10" (3.62m x 3.00m)



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



Bedroom Two

11'10" x 10'4" maximum (3.63m x 3.16m maximum)

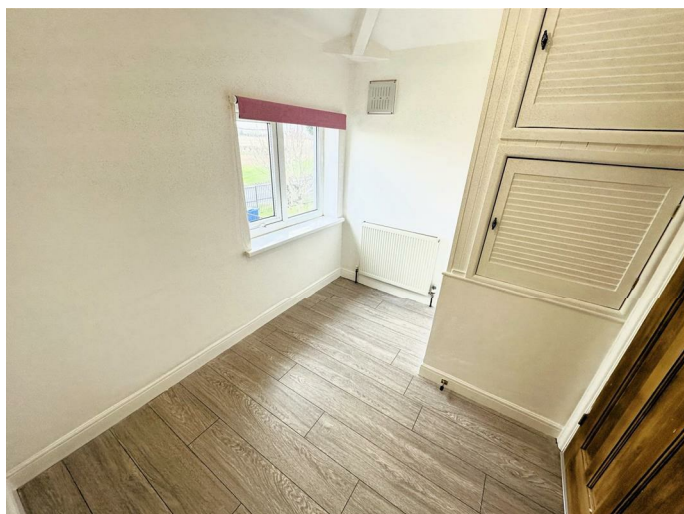


UPVC double glazed window to the front elevation, central heating radiator and loft access.



Bedroom Three

8'9" x 7'1" (2.69m x 2.16m)



Overstairs storage cupboard, uPVC double glazed window to the front elevation, wood effect flooring and central heating radiator.

Bathroom

6'7" x 5'8" (2.02m x 1.74m)



White panelled bath with chrome mixer tap, chrome shower and further fixed head shower over with chrome trimmed shower screen. White low flush w.c with hidden cistern and chrome controls. White wash hand basin set into wood grain vanity with brushed chrome handles. Extractor fan, uPVC double glazed frosted to the rear elevation and the room is tiled on all walls to ceiling height as well as floor. Chrome heated towel rail.

Attic Room



Skylight window to the rear elevation, power and lighting. Boarded and carpeted with loft ladder.

EXTERIOR

Front



Outside lamp and flagged pathway along the front of the property stepping up into two tiers and into off street parking. Raised barked and herbaceous borders. Boundaries defined by metal fence, timber fence and wall. Timber pedestrian access gate leading to the:



Side

Flagged pathway continues along the side of the property, outside tap and leads into the:

Rear



Flagged patio areas, outside lamps and water feature. Various outhouses, outside w.c and storage shed. Purpose built room with uPVC door and full length double glazed window. Second tier with patio area and lighting, and third tier with a further patio area and lighting. Fully enclosed with wall and fencing.



DIRECTIONS

Leave Selby on the A19 towards Doncaster follow this road through Burn and Chapel Haddlesey over the bridge. Turn right onto Weeland Road and continue through the village of Eggborough.

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: A

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: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
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.

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.

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.

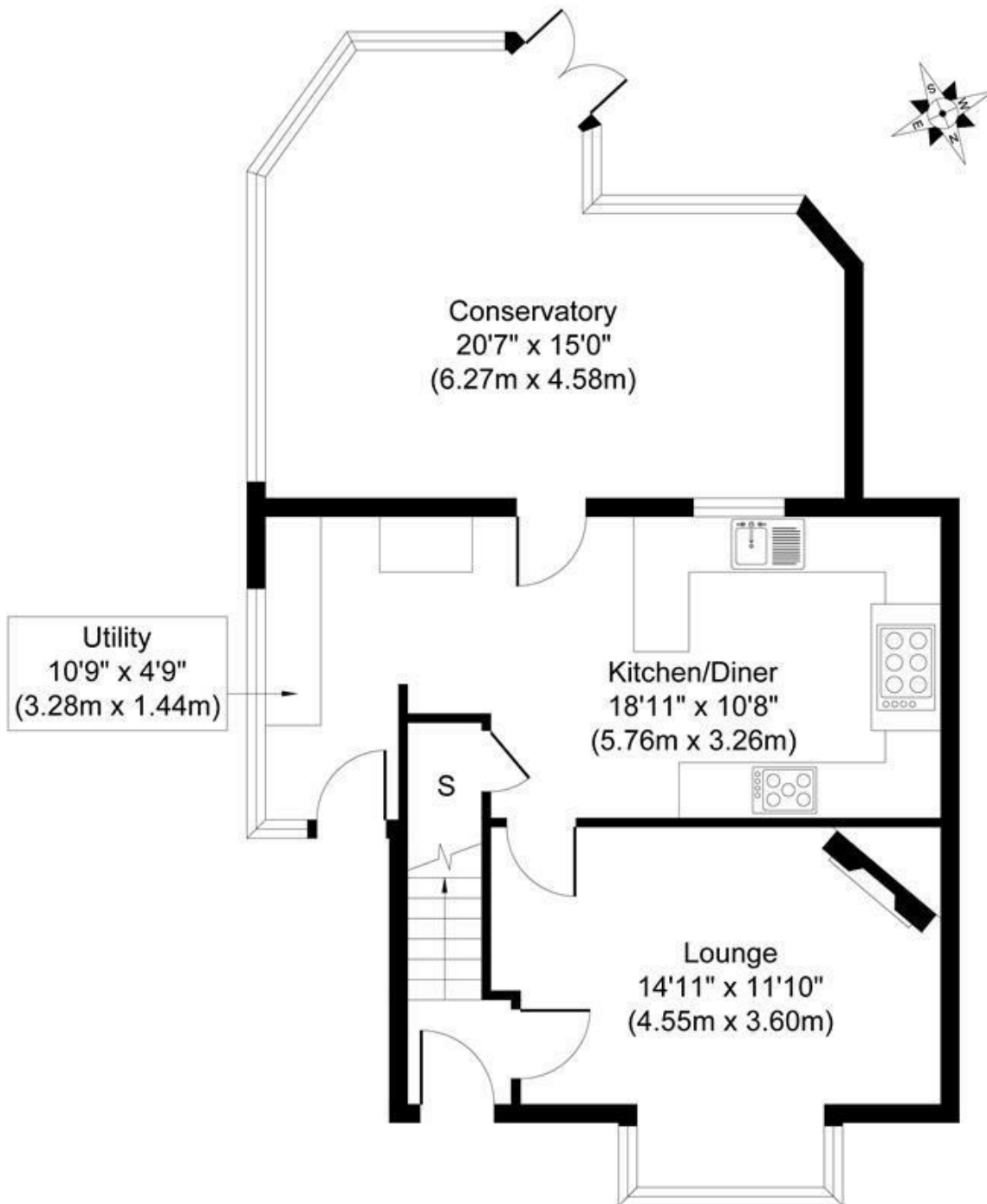
OPENING HOURS

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

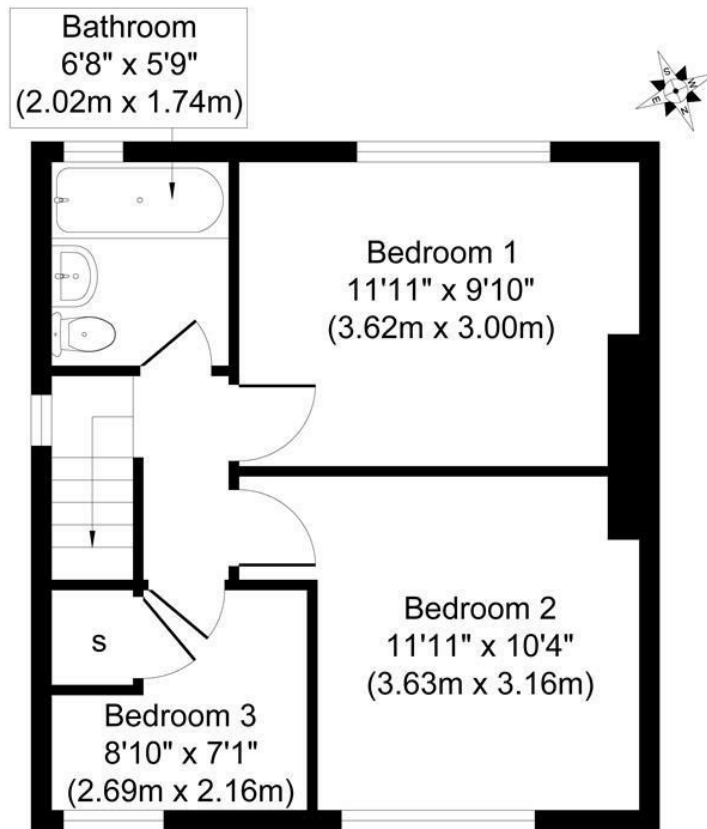
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
743 sq. ft
(69.03 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
395 sq. ft
(36.69 sq. m)

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