

# Park Row



**St. Lawrence Avenue, Snaith, Goole, DN14 9JX**

**Offers Over £170,000**



**\*\* CLOSE TO COMMUTER LINKS \*\* EAST-FACING REAR GARDEN \*\*** Situated in the desirable village of Snaith, this two bedroom semi-detached property briefly comprises: Lounge and Kitchen Diner, whilst the First Floor offers two bedrooms and a Bathroom. Externally, the property benefits from a detached garage, off-street parking for multiple vehicles and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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'.**















## PROPERTY SUMMARY

Situated in the desirable village of Snaith, this two-bedroom semi-detached property offers a perfect blend of comfort and convenience. The ground floor comprises a lounge and a kitchen diner, ideal for family living and entertaining. Upstairs, you'll find two bedrooms and a family bathroom. Externally, the property boasts a low-maintenance, decorative stone front garden, complemented by a brick block driveway leading to a single detached garage with an up-and-over door. The fully enclosed east-facing rear garden is predominantly laid to lawn, featuring block paving and decorative stone areas, creating a tranquil outdoor space for relaxation. This property offers a great opportunity for first-time buyers or those looking to downsize, set in a quiet, well-connected village location.

## GROUND FLOOR ACCOMMODATION

### Lounge

12'10" x 12'6" (3.92m x 3.82m)

### Kitchen Diner

12'10" x 8'7" (3.93m x 2.63m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'5" x 9'8" (3.48m x 2.95m)

### Bedroom Two

8'9" x 6'5" (2.67m x 1.98m)

### Bathroom

5'11" x 5'4" (1.82m x 1.63m)

## EXTERIOR

### Front

Low maintenance decorative stone front garden, with block paving walkway.

### Side

Brick block driveway leading to single detached garage.

### Rear

Fully enclosed east-facing rear garden, predominantly laid to lawn with block paving and decorative stone areas.

## DIRECTIONS

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road, proceeding along this road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith. On entering Snaith follow the road to the mini roundabout and take the second exit onto Sherburn Terrace, carry on past the petrol station and take the second left onto St Lawrence Avenue. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: 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.

## 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.

## 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.

## **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

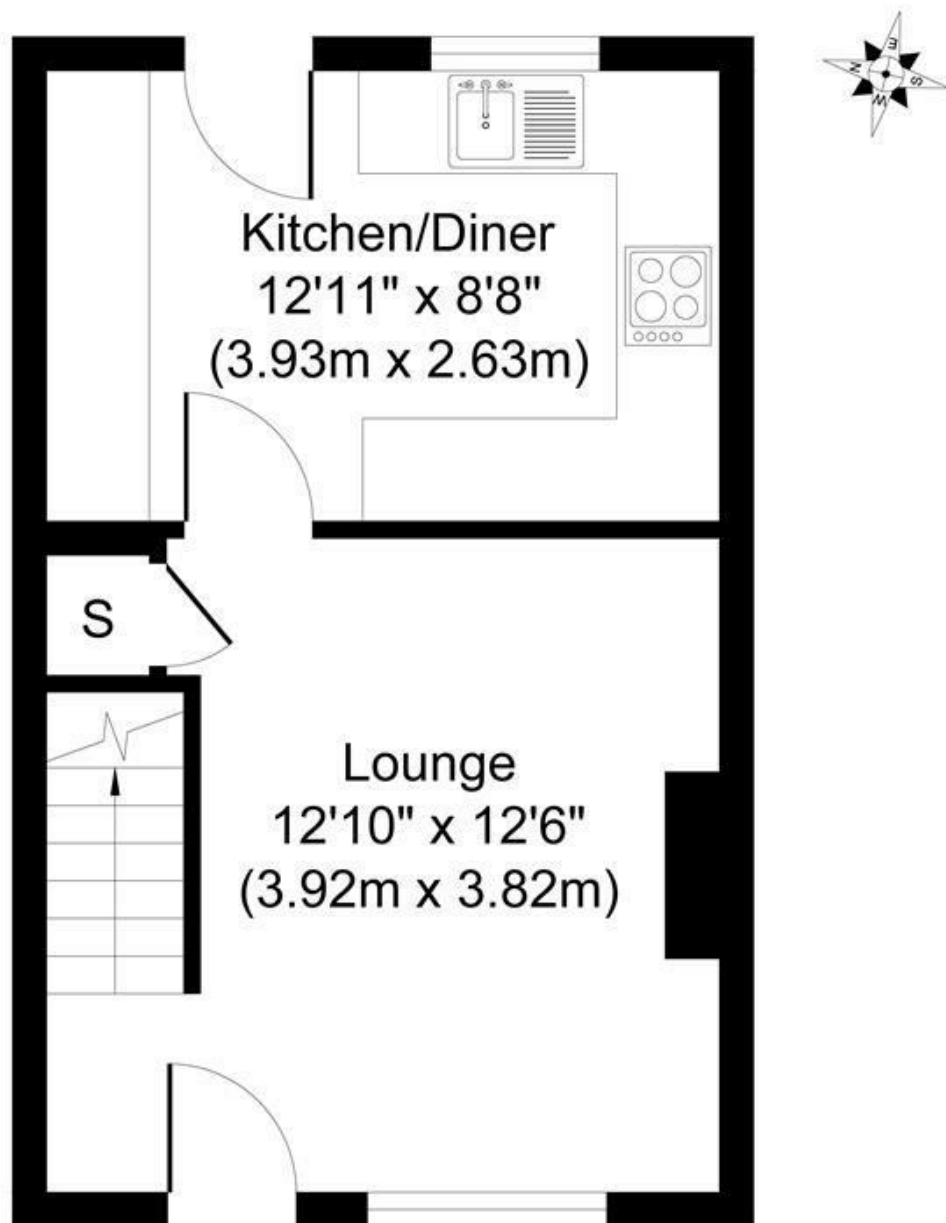
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

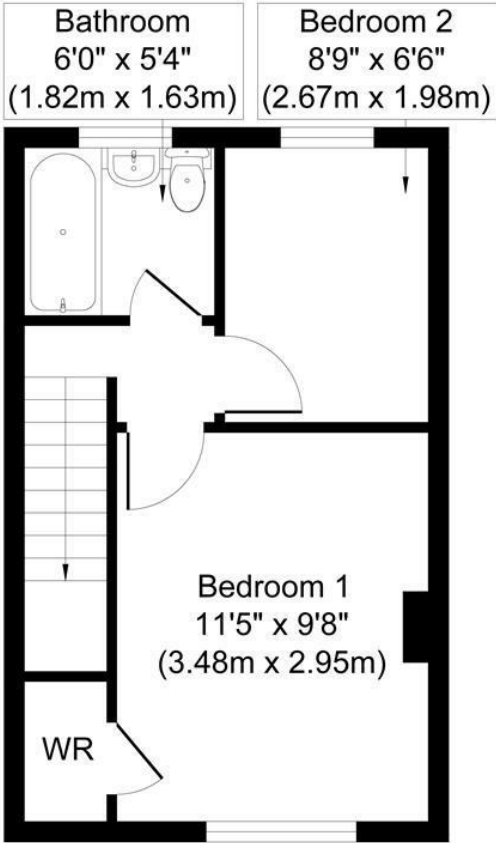




**Ground Floor**  
**Approximate Floor Area**  
**277 sq. ft**  
**(25.74 sq. m)**

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**  
**277 sq. ft**  
**(25.74 sq. m)**

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