

# Park Rôw



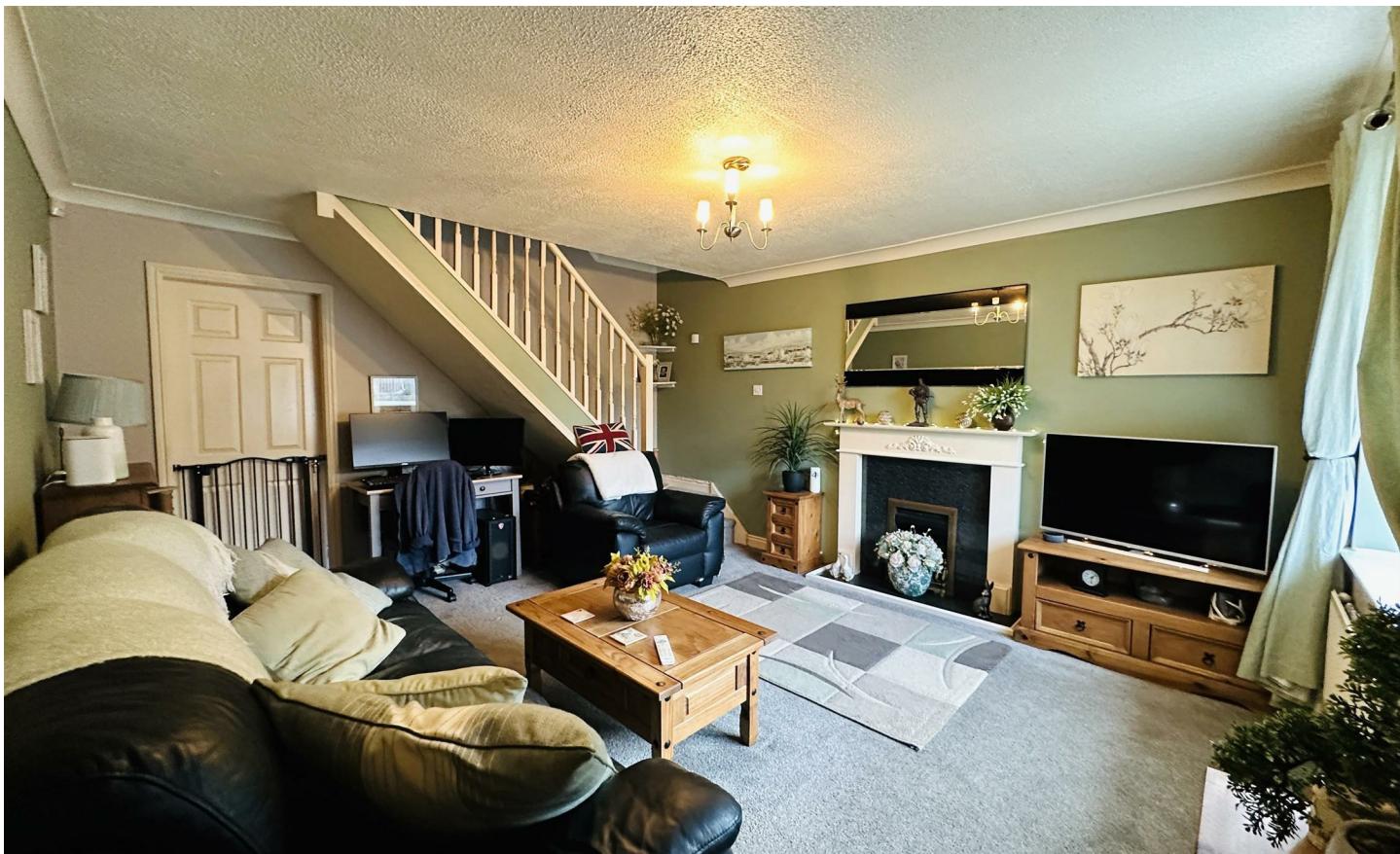
**The Meadows, Carlton, Goole, DN14 9QZ**

**Offers Over £175,000**

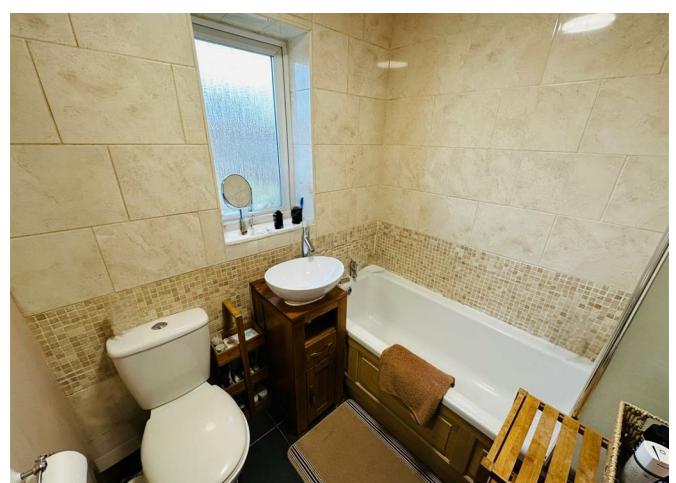
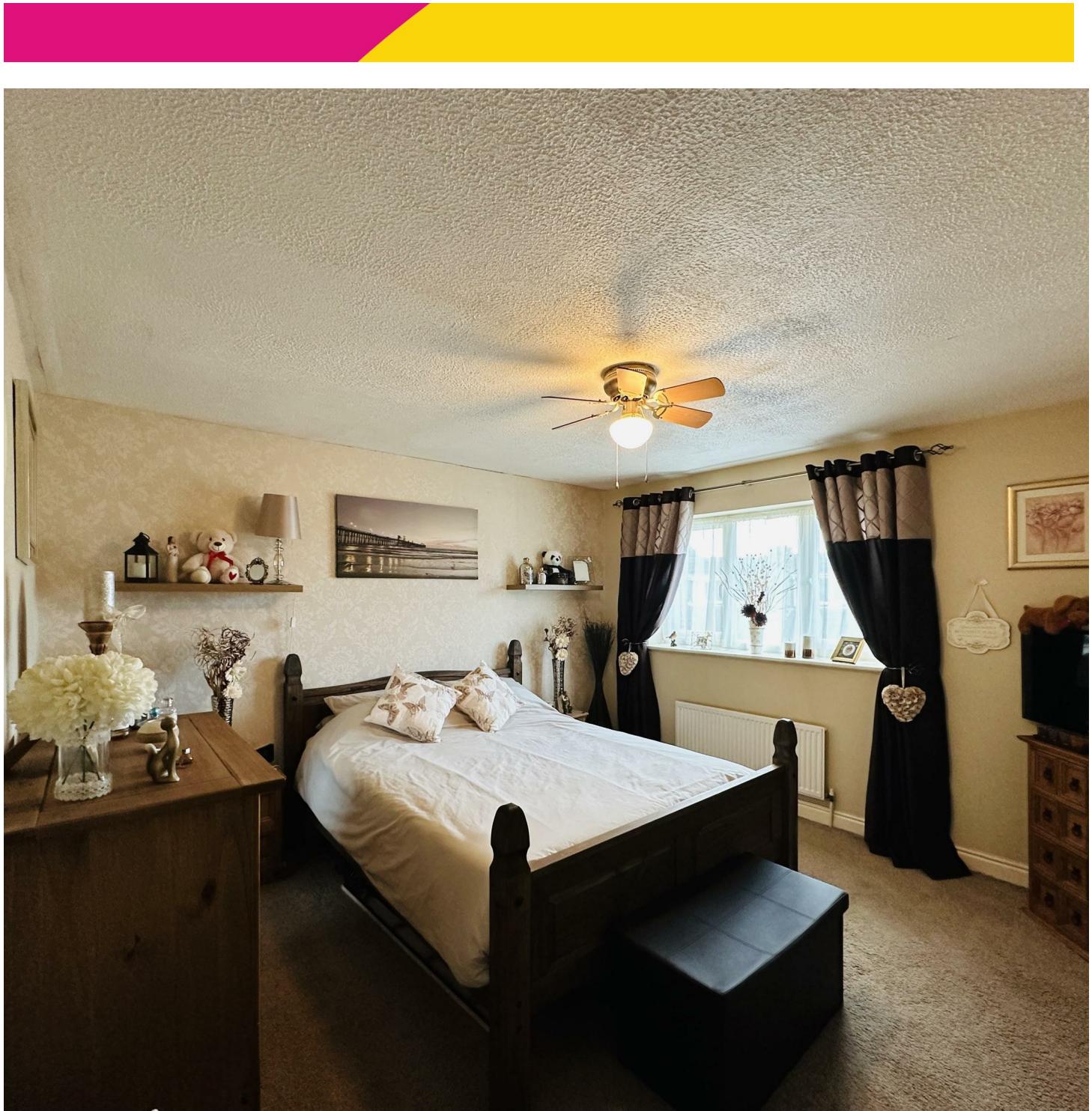


**\*\* VILLAGE LOCATION \*\* FITTED WARDROBES \*\*** Situated in Carlton this property briefly comprises: Entrance Hallway, Lounge and Kitchen. To the first floor are two Bedrooms and family Bathroom. Externally the property benefits from off street parking with an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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 OVERVIEW

Nestled within the quiet cul-de-sac of The Meadows in Carlton, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers and investors alike.

The property features a bright and comfortable living space, including two bedrooms, with the primary bedroom benefitting from fitted wardrobes. Outside, the home provides off-street parking for two vehicles, along with an enclosed east-facing rear garden—complete with a patio area ideal for relaxing or entertaining.

Set in a peaceful residential location while remaining conveniently close to local amenities and transport links, this property represents a fantastic chance to step onto the property ladder or expand a rental portfolio.

## GROUND FLOOR ACCOMMODATION

### Hall

4'7" x 3'8" (1.42m x 1.12m)

### Lounge

15'3" x 13'1" (4.66m x 4.01m)

### Kitchen

13'1" x 8'9" (4.00m x 2.69m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

13'1" x 12'0" (4.00m x 3.67m)

### Bedroom Two

10'0" x 8'5" (3.06m x 2.58m)

### Bathroom

6'2" x 5'3" (1.90m x 1.61m)

## EXTERIOR

### Front

Off road parking, with lawned section.

### Rear

Fully enclosed and predominately laid to lawn with patio area.

## DIRECTIONS

On leaving Selby Office turn left onto Market Place at the traffic lights turn right taking the A1041. Continue forward towards Camblesforth. Proceed through the village of Camblesforth at the round about go straight over to Carlton. On entering the village of Carlton (High Street), take the right hand turn onto Pinfold Lane and then right onto Almond Tree Avenue, continue forward taking a left onto The Meadows

where the property can be clearly identified by the Park Row Properties For Sale Board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: Gas

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.

## 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.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

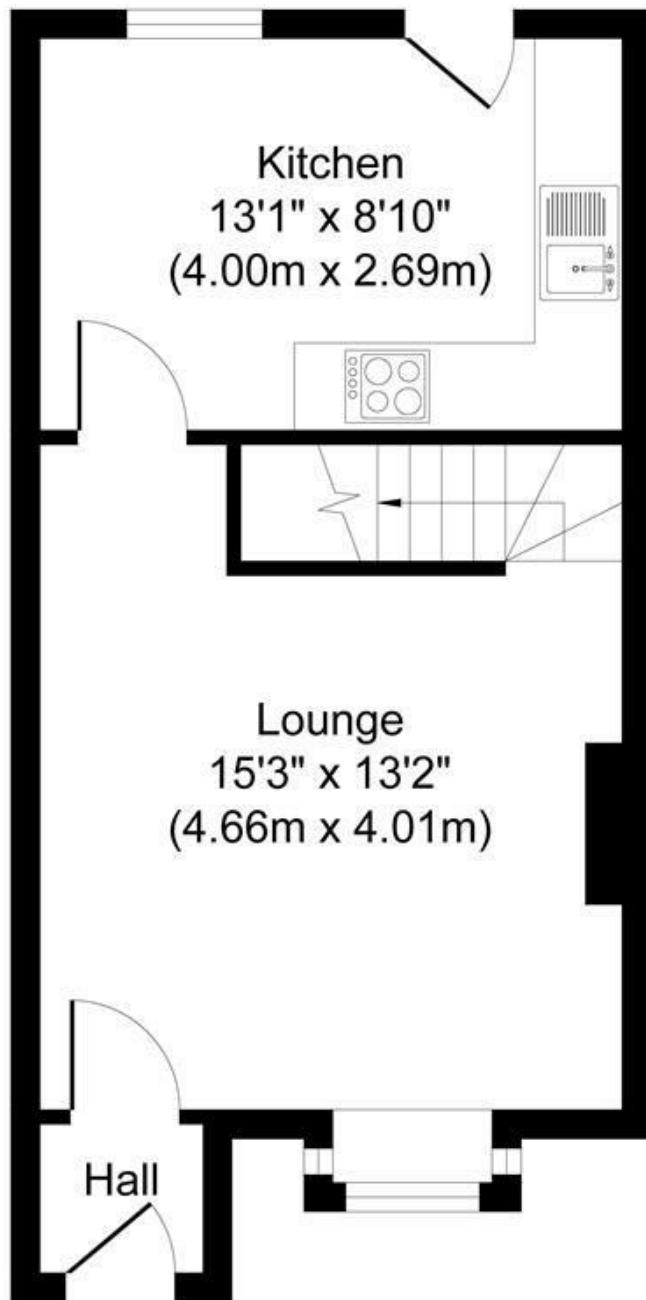
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

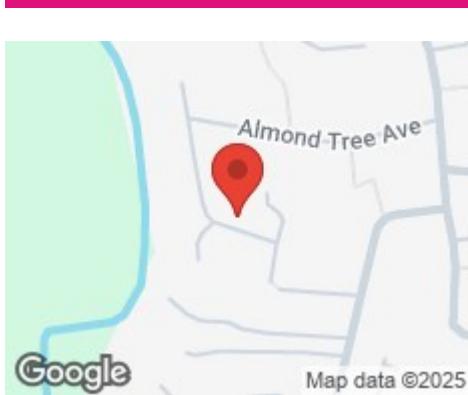
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**336 sq. ft**  
**(31.24 sq. m)**

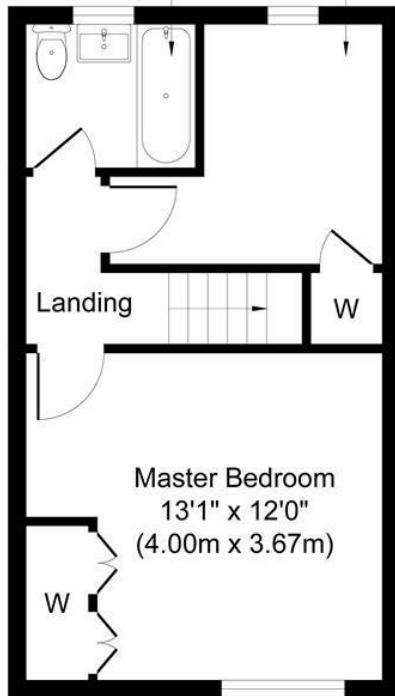
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Bathroom  
6'3" x 5'3"  
(1.90m x 1.61m)

Bedroom 2  
10'0" x 8'6"  
(3.06m x 2.58m)



**First Floor**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.44 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B	65	73
(89-88)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(91-91)	B	68	72
(89-88)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	