Park Rôw

Jackson Street, Goole, DN14 6DQ

Offers Over £100,000

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** INVESTMENT OPPORTUNITY ** SOUTH-EAST FACING COURTYARD ** Situated in the town of Goole this mid-terrace property briefly comprises: Hallway, Dining Room/Bedroom Four, Lounge and Kitchen. To the first floor two bedrooms , whilst the second floor offers an additional bedroom and Bathroom. Externally, the property benefits from a enclosed rear courtyard. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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'.

PROPERTY OVERVIEW
Located on Jackson Street in Goole, this property is arranged over three floors and offers flexible accommodation that could suit a range of buyers.

The ground floor briefly comprises a front reception room that could be used as either a dining room or a fourth bedroom, along with a separate lounge and a kitchen to the rear of the property.

To the upper floors there are three bedrooms arranged across the first and second floors, with the family bathroom located on the second floor.

Externally, the property benefits from an enclosed rear courtyard. The courtyard enjoys a south-east facing aspect, allowing for good levels of natural light during the day.

Jackson Street is situated within a residential area of Goole that provides convenient access to local shops, schools and everyday amenities. The town centre is within easy reach and offers a wider range of services, while the nearby road and rail links make the area practical for commuting to surrounding towns and cities.

GROUND FLOOR ACCOMMODATION

Hall
15'2" x 2'11" (4.64m x 0.90m)

Dining Room/ Bedroom Four
14'6" x 9'8" (4.43m x 2.97m)

Lounge
14'1" x 13'1" (4.30m x 4.00m)

Kitchen
14'5" x 7'9" (4.40m x 2.37m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'1" x 12'2" (4.01m x 3.71m)

Bedroom Two
13'2" x 10'4" (4.02m x 3.16m)

SECOND FLOOR ACCOMMODATION

Bedroom Three
13'5" x 12'2" (4.10m x 3.73m)

Bathroom
13'5" x 8'6" (4.09m x 2.61m)

EXTERIOR

Front
A small paved area with a brick wall.

Rear
A paved courtyard, outside toilet and a rear gate.

DIRECTIONS
From our branch on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road, proceed straight ahead, and turn left onto Jackson Street. The property can be clearly identified by our 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 Yorkshire County 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: Gas 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.

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 Practices) Order 1991, Park Row Properties are required to

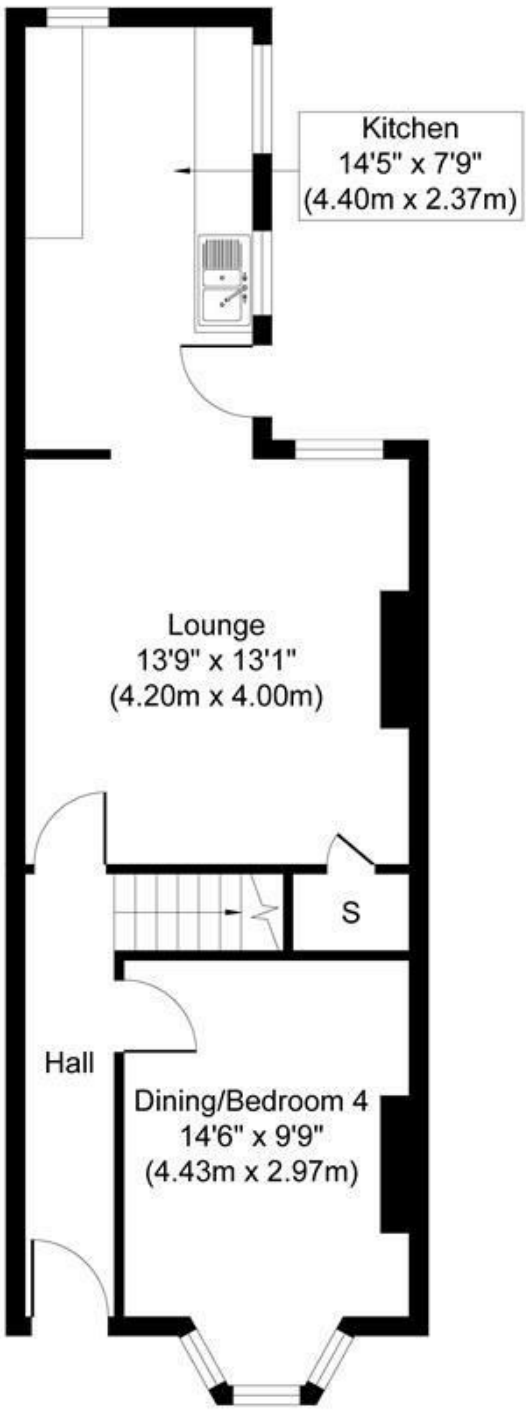
verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser 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.

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
508 sq. ft
(47.16 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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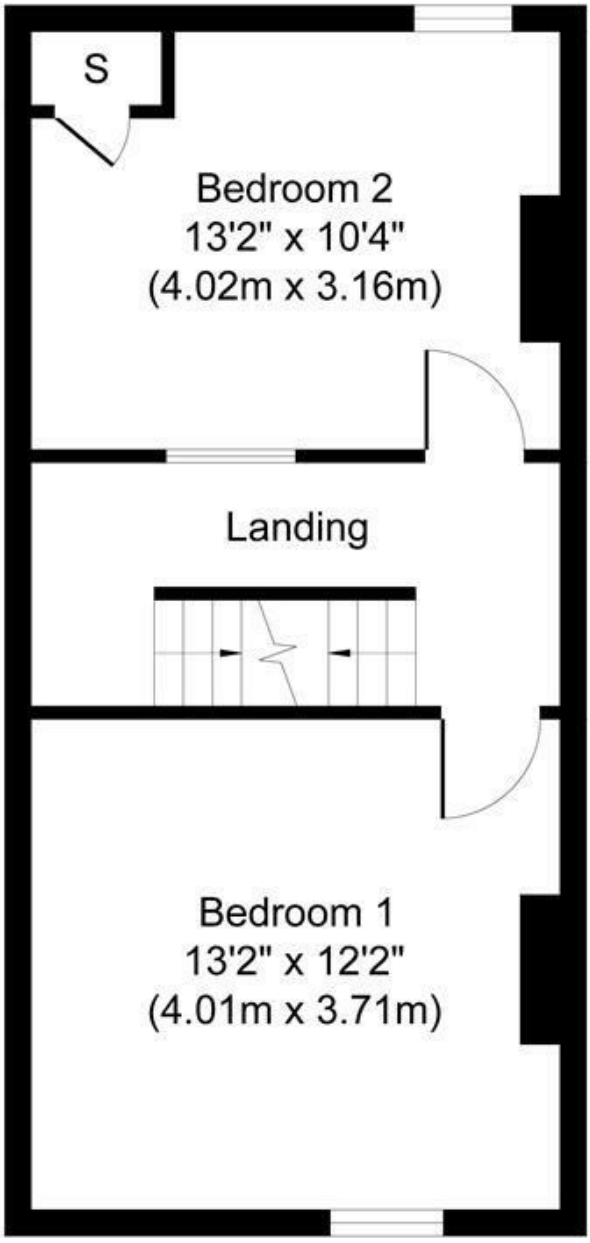

First Floor
Approximate Floor Area
384 sq. ft
(35.64 sq. m)

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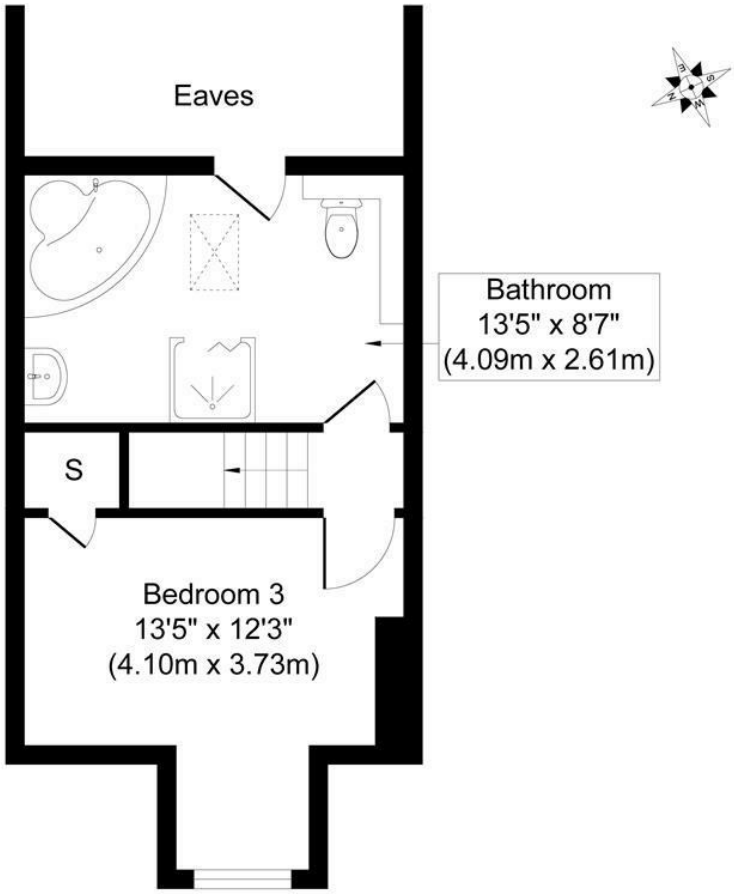

Second Floor
Approximate Floor Area
279 sq. ft
(25.87 sq. m)

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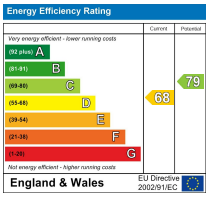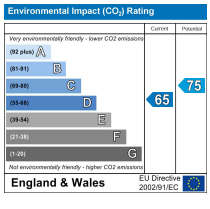
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