Park Rôw




# Marshfield Avenue, Goole, DN14 5JJ

## Offers Over £80,000

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** ATTENTION INVESTORS ** NO ONWARD CHAIN ** Situated in Goole, this terraced property briefly comprises: Entrance Hall, Lounge, Dining Room and Kitchen. To the First Floor are two Bedrooms and Bathroom. To the Second Floor are a further two Bedrooms. Externally, the property forecourt area to the front and enclosed yard to the rear. 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'.





















## GROUND FLOOR ACCOMMODATION

### Entrance

### Hall
15'3" x 2'8" (4.65m x 0.83m)

### Dining Room
14'4" x 9'6" (4.38m x 2.92m)

### Lounge
15'9" x 12'8" (4.81m x 3.87m)

### Breakfast Kitchen
13'8" x 7'6" (4.18m x 2.31m)

## FIRST FLOOR ACCOMMODATION- Landing

### Bedroom One
12'8" x 11'11" (3.87m x 3.65m )

### Bedroom Two
10'3" x 10'0" (3.14m x 3.06m)

### Bathroom
10'1" x 7'6" (3.08m x 2.31m )

## SECOND FLOOR ACCOMMODATION- Landing

### Bedroom Three
13'0" x 12'0" (3.97m x 3.68m)

### Bedroom Four
13'0" x 9'1" (3.97m x 2.79m)

## EXTERIOR



### Directions
Leave our Goole office on Pasture Road and turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn left onto Lime Tree Avenue and then turn right onto Broadway. Turn right onto Kingsway and then left onto Marshfield Road. Finally, take a left onto Marshfield Avenue where the property can be clearly identified by a Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING
Tenure: Freehold
Local Authority: East 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: 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.

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE
Please note: The Local Authority, Tax Banding and Tenure 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.

## 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.










T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk




