

Park Row



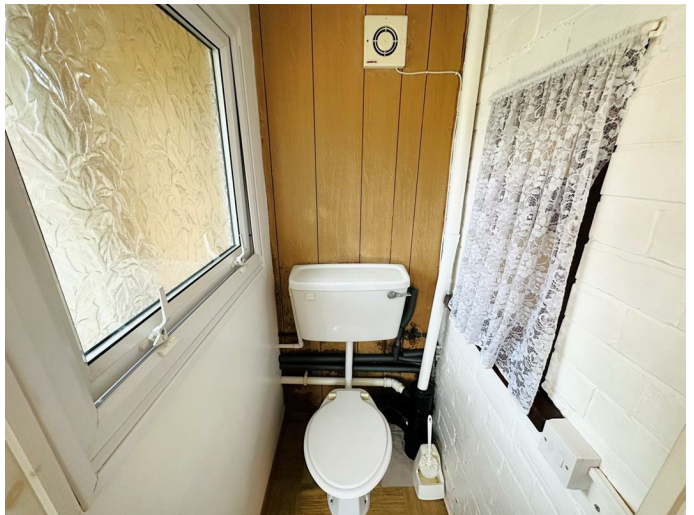
Dunhill Road, Goole, DN14 6SU

Offers Over £100,000



**** NO ONWARD CHAIN ** CLOSE TO LOCAL AMENITIES **** Situated in the centre of Goole, this end terrace property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and w.c. The first floor comprises: two bedrooms, and Bathroom. Externally, the property benefits from a low maintenance area to the front and fully enclosed garden to the rear. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

Situated in a popular residential area of Goole this home is ripe and ready for renovation!, Offered with no onward chain, this home is close to local amenities and public transport links as well as the regions motorway network. The property features a hallway, lounge, kitchen diner, utility and ground floor w.c. Upstairs comprises two generously sized bedrooms and a family bathroom. The front offers the potential of off street parking with some amendments as the kerb to the front of the property is dropped. The rear offers a fully enclosed garden, ideal for outdoor living. Viewing is essential to appreciate the size and location of the property on offer.

GROUND FLOOR ACCOMMODATION

Hall

3'4" x 3'2" (1.02m x 0.98m)

Lounge

14'4" x 12'7" (4.37m x 3.86m)

Kitchen Diner

15'8" x 10'6" (4.78m x 3.21m)

Utility

8'3" x 5'7" (2.53m x 1.71m)

Ground Floor w.c

3'5" x 2'9" (1.06m x 0.85m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'8" x 11'5" (4.78m x 3.48m)

Bedroom Two

11'6" x 9'9" (3.51m x 2.98m)

Bathroom

8'8" x 5'7" (2.65m x 1.72m)

EXTERIOR

Front

Enclosed paved area

Rear

Enclosed garden with lawned and paved area

DIRECTIONS

From our office on Pasture Road head toward Boothferry Road, Turn onto Boothferry Road and continue along it, When you come to the junction with Dunhill Road, turn right onto Dunhill Road where 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 Riding 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: n/a

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

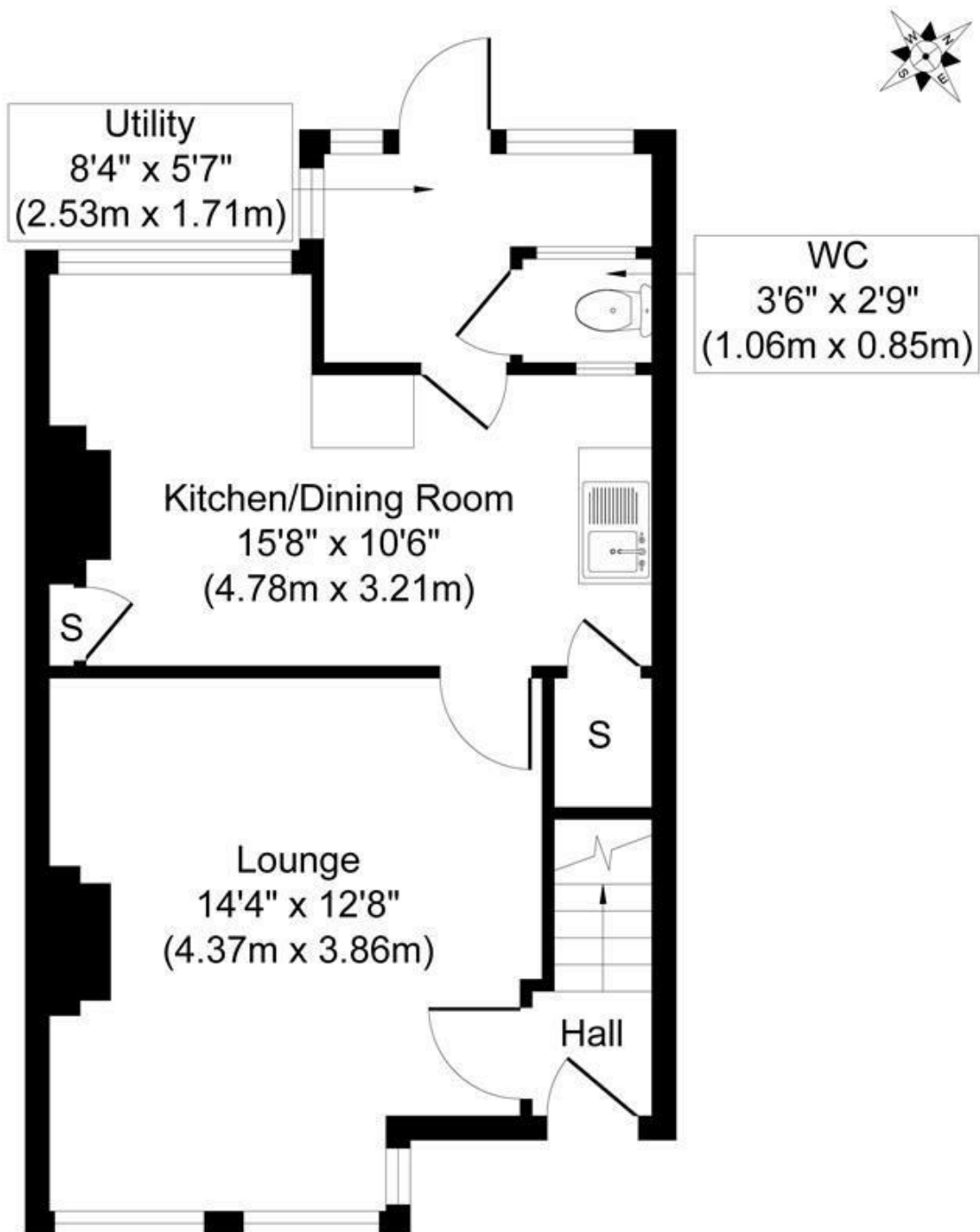
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

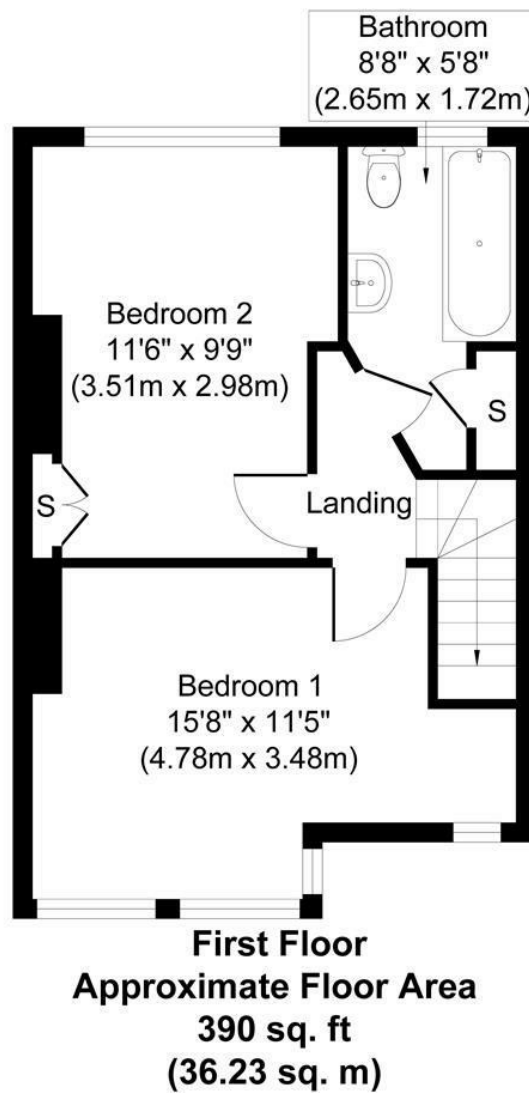




Ground Floor
Approximate Floor Area
429 sq. ft
(38.89 sq. m)

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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