

# Park Rôw



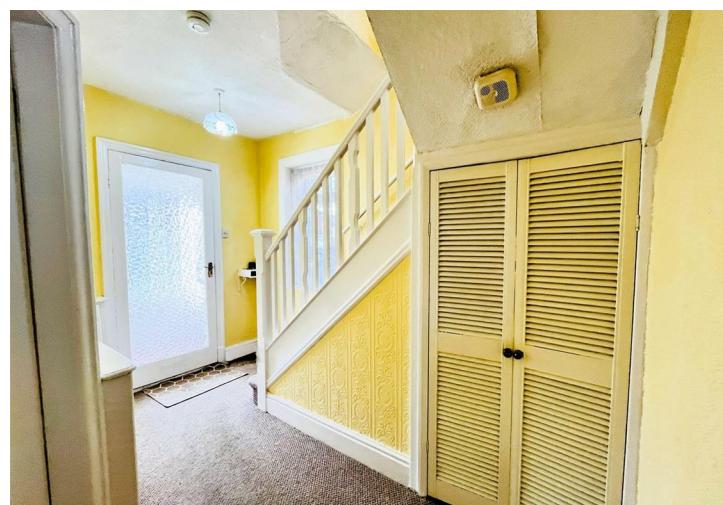
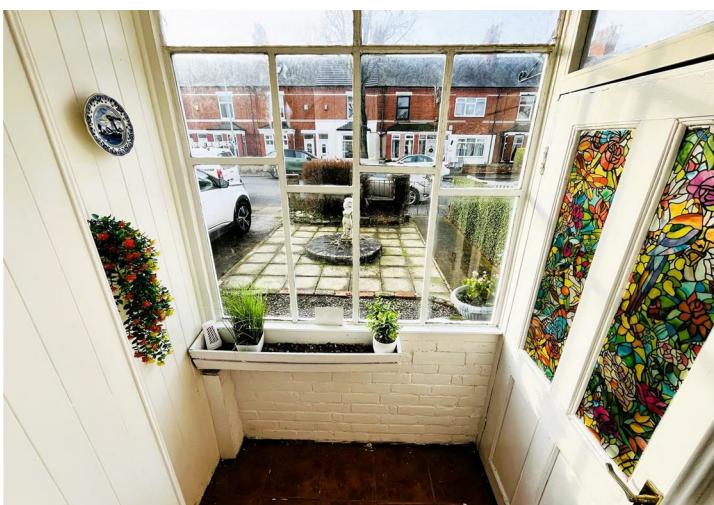
**Fountayne Street, Goole, DN14 5HG**

**Asking Price £165,000**

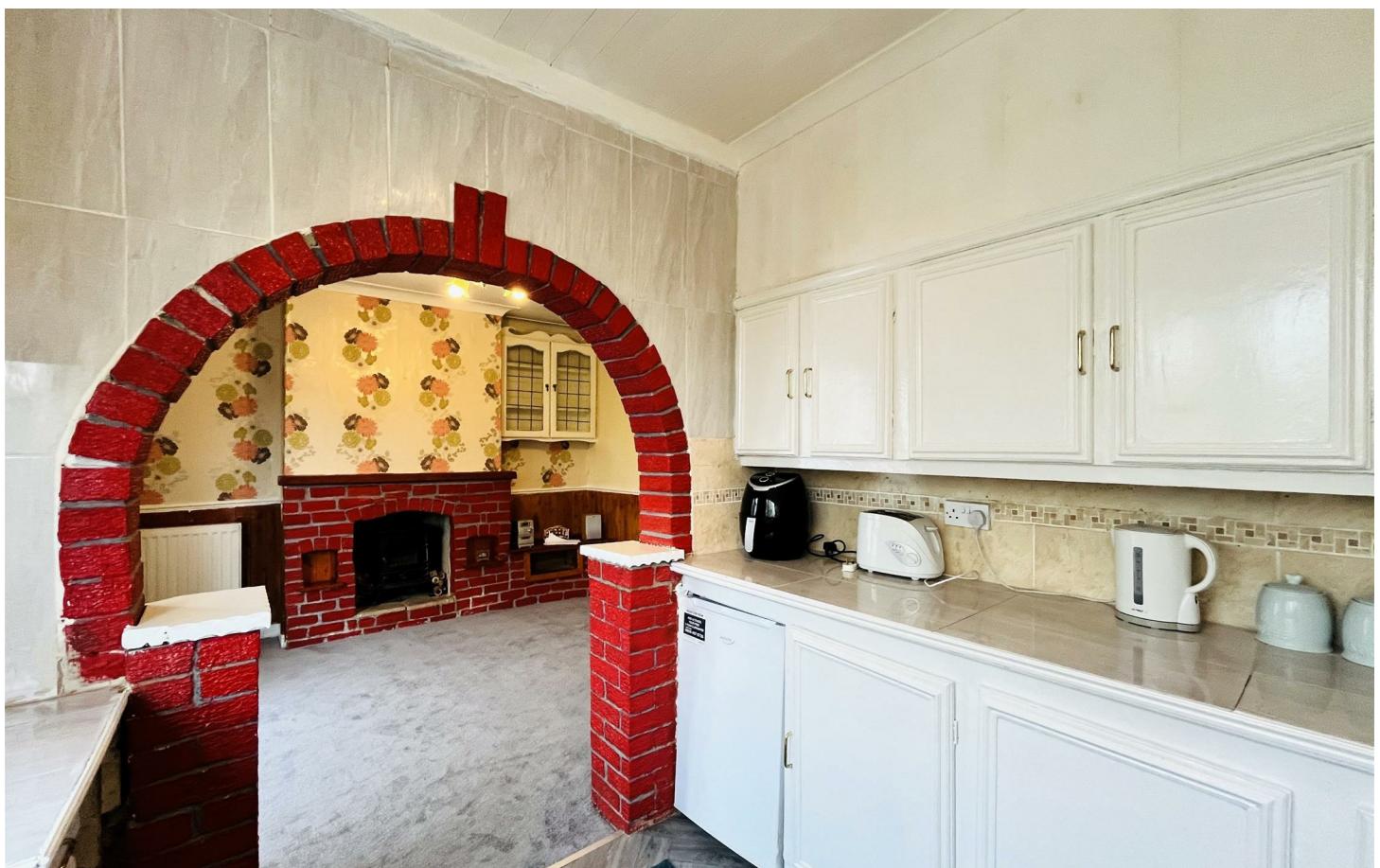


**\*\*OFF STREET PARKING\*\* FITTED WARDROBES\*\*** Situated in Goole, this semi detached home briefly comprises: Porch, Lounge, Dining Room, Kitchen, Rear Lobby, ground floor W.C. To the first floor are three Bedrooms and family Bathroom. Externally, to the front the property benefits from off street parking with a paved area with small lawn and outbuildings to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

A traditional semi-detached home offering superb scope for renovation, situated in a highly sought-after location. Requiring modernisation yet boasting excellent proportions throughout, this property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes.

The accommodation is well balanced and versatile, comprising three generously sized bedrooms, a family shower room, and a fitted kitchen supported by a separate dining room and convenient ground-floor WC.

Externally, to the front, a private driveway provides off-street parking for multiple vehicles. To the rear lies a particularly generous and mature garden, featuring established planting and a paved patio area a peaceful, private space that is not overlooked and ideal for both relaxing and entertaining. Further benefits include a garden room and store, offering excellent potential for storage, hobbies, or further development (subject to permissions).

Offered for sale with no upward chain, this home is perfectly suited to buyers seeking a renovation project in a fantastic location, with ample space both inside and out.

### Location

Fountayne Street is conveniently located within the popular market town of Goole, offering easy access to a wide range of local amenities. The area is well served by shops, supermarkets, schools and leisure facilities, making it ideal for families and professionals alike. Goole town centre and railway station are close by, providing excellent transport links to Doncaster, Hull, Leeds and beyond. The M62 motorway network is also easily accessible, while nearby green spaces and riverside walks further enhance the appeal of this well-connected location.

## GROUND FLOOR ACCOMMODATION

### Porch

5'3" x 3'8" (1.62m x 1.12m)

### Lounge

13'0" x 12'0" (3.97m x 3.66m)

### Dining Room

11'10" x 10'10" (3.62m x 3.32m)

### Kitchen

9'0" x 8'4" (2.76m x 2.56m)

### Rear Lobby

4'9" x 3'3" (1.47m x 1.00m)

### Ground Floor w.c

3'9" x 3'3" (1.15m x 1.01m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'1" x 11'10" (3.69m x 3.61m)

### Bedroom Two

12'0" x 9'10" (3.66m x 3.00m)

### Bedroom Three

9'0" x 8'5" (2.76m x 2.59m)

### Shower Room

6'5" x 6'0" (1.96m x 1.84m)

## EXTERIOR

### Front

To the front is off street parking with a side gate leading to a walkway to the front door.

### Rear

To the rear the property has a paved area with a small lawn surrounded by shrubs, further to the rear is outbuildings.

## DIRECTIONS

From our branch on Pasture Road, head towards Boothferry Road, then turn onto Mariners Street. Keep left and then turn left onto Stanhope Street. At the roundabout, take the fourth exit onto North Street. North Street turns left and turns into Hook Road. Turn left onto Fountayne Street. The property can be clearly identified by our Park Row '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: 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 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:

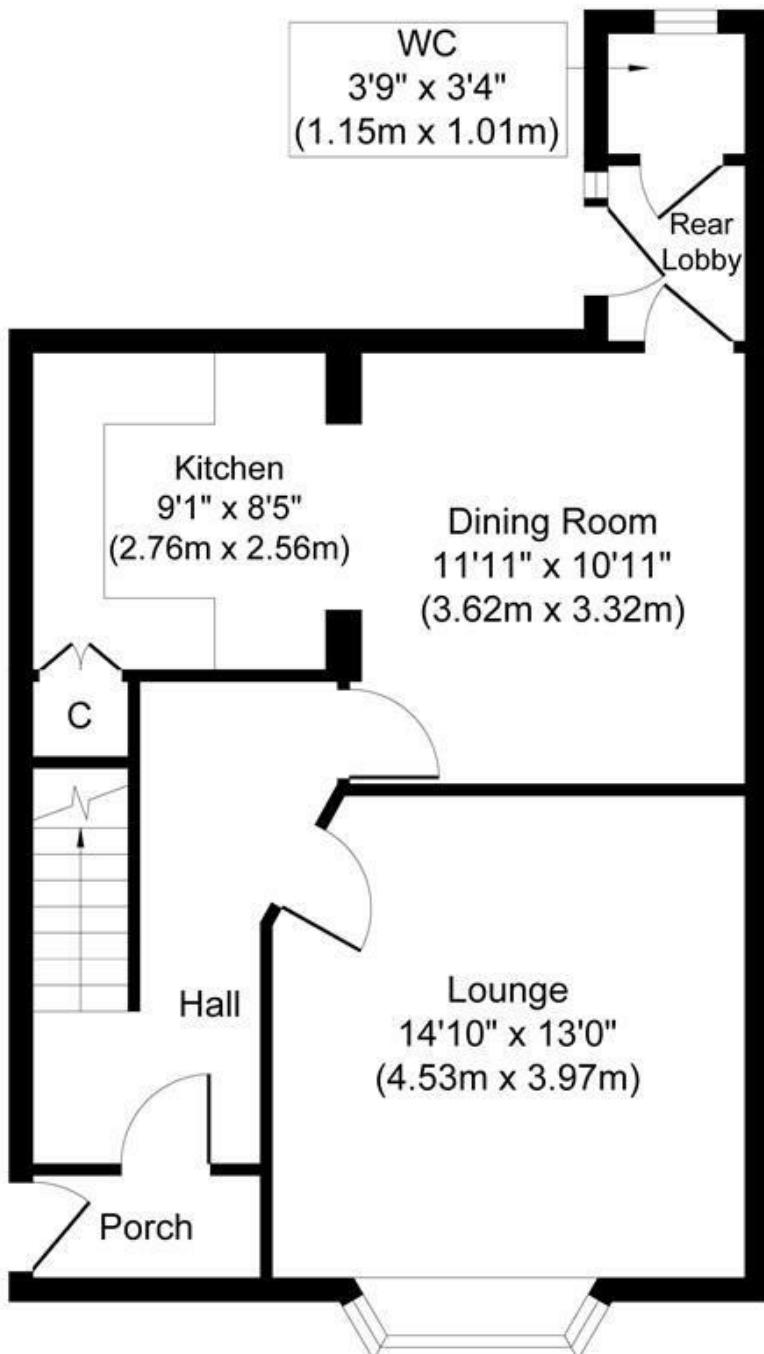
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

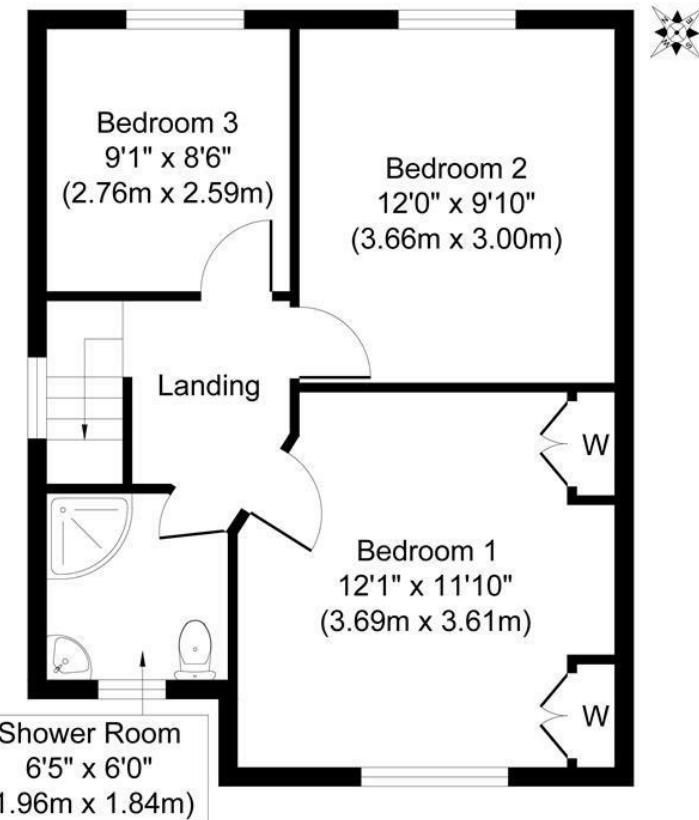
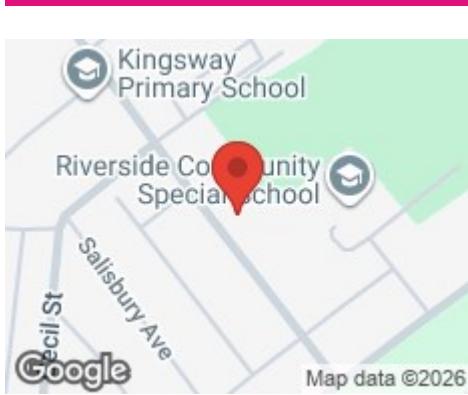
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**542 sq. ft**  
**(50.37 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**  
**480 sq. ft**  
**(44.58 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(38-48)	F		
(28-38)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(38-48)	F		
(28-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			