

# Park Row



**Jefferson Street, Goole, DN14 6SH**

**Offers Over £100,000**



**\*\*WALKING DISTANCE TO TOWN CENTRE\*\*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

### Hall

3'0" x 14'3" (0.93m x 4.35m)

### Lounge

12'0" x 10'10" (3.67m x 3.32m)

### Dining Room

15'6" x 12'0" (4.73m x 3.66m )

### Kitchen

12'7" x 7'8" (3.84m x 2.35m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'8" x 10'11" (4.80m x 3.34m)

### Bedroom Four

12'7" x 9'6" (3.85m x 2.92m )

### Bathroom

12'8" x 7'10" (3.87m x 2.40m )

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

10'5" x 16'2" (3.18m x 4.93m)

### Bedroom Three

9'8" x 15'1" (2.96m x 4.60m )

## DIRECTIONS

Leave our Goole office and proceed down Pasture Road towards the mini roundabout, take the first exit onto Centenary Road. Take the fourth left hand turning onto Clifton Gardens. At the end of Clifton Gardens turn left onto Boothferry Road. Take a right onto Jefferson Street where the property can be clearly identified by a 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: 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

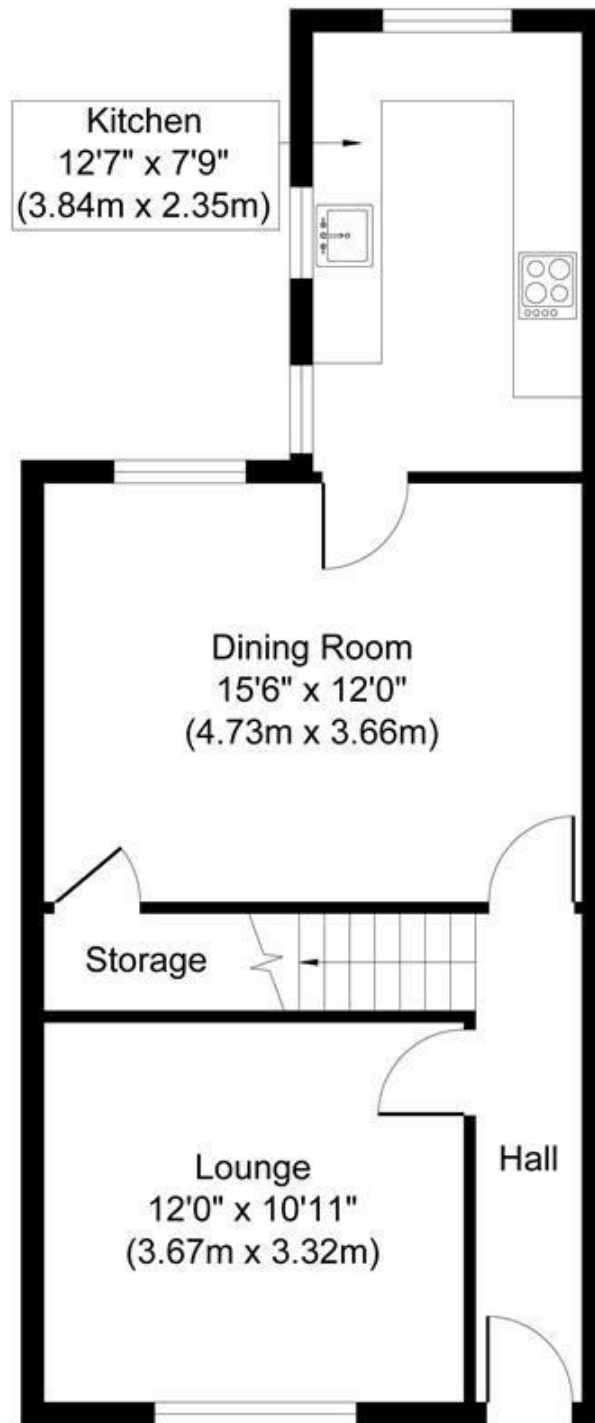
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

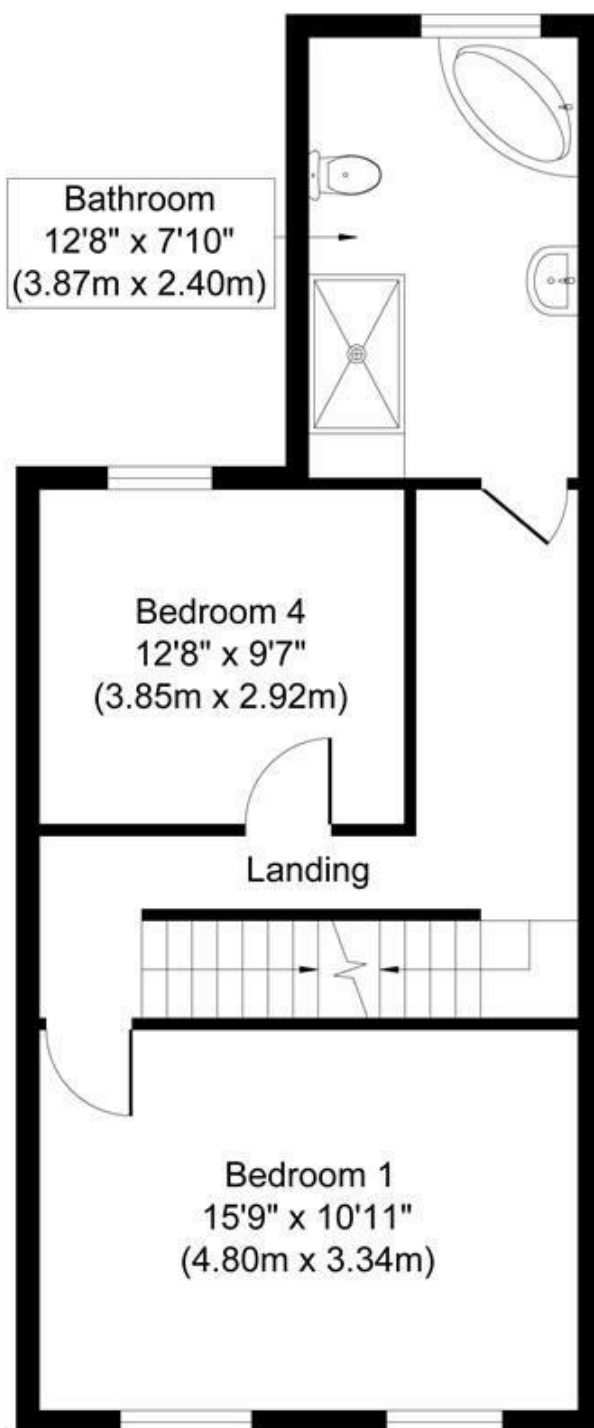




**Ground Floor**  
**Approximate Floor Area**  
**506 sq. ft**  
**(47.00 sq. m)**

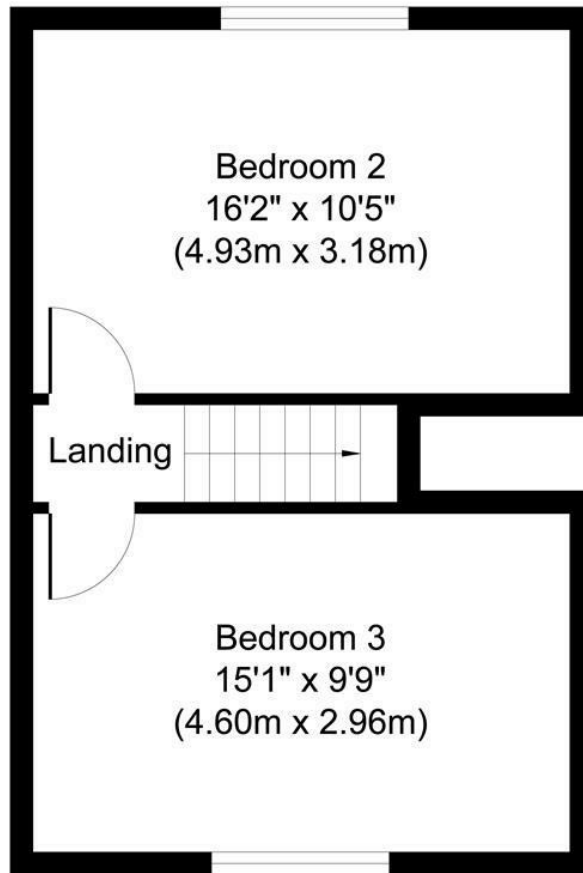
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**506 sq. ft**  
**(47.00 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**347 sq. ft**  
**(32.20 sq. m)**

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Energy Efficiency Rating		Current	Insured	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Insured
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			02-10	A		
81-91	B			11-20	B		
69-80	C			21-30	C		
55-68	D			31-40	D		
49-54	E			41-50	E		
39-48	F			51-60	F		
21-38	F			61-70	F		
1-20	G			81-90	G		
All energy efficient - higher running costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	70	England & Wales		EU Directive 2002/91/EC	49