

# Park Row



**Earl Street, Goole, DN14 6YQ**

**£185,000**



**\*\* LOW MAINTENANCE AREA TO THE FRONT \*\* CUL-DE-SAC LOCATION \*\*** Situated centrally in Goole, close to amenities, this semi-detached property briefly comprises: Ground Floor w.c, Lounge and Kitchen Diner. To the first floor are three Bedrooms and Bathroom. Externally, the property benefits from off street parking to the front with South-West facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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

Beautifully presented throughout, this home blends modern style with cosy character, featuring a sleek kitchen diner and a spacious lounge centred around a log burner. Full-length patio doors open onto the rear garden, flooding the space with light and creating the perfect setting for relaxed evenings and entertaining.

The ground floor is completed by a handy downstairs WC. Upstairs, you'll find three inviting bedrooms and a modern family bathroom.

Externally, the home enjoys a fully enclosed rear garden and off-street parking to the front, adding to the practicality and appeal of this lovely home. Ideal for families or buyers seeking a well-maintained property ready to move into.

## GROUND FLOOR ACCOMMODATION

### Hall

### Kitchen Diner

17'0" x 10'4" (5.19m x 3.17m)

### Lounge

15'7" x 12'0" (4.77m x 3.67m)

### Ground Floor W.C

6'5" x 3'4" (1.97m x 1.04m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'6" x 10'0" (4.74m x 3.07m)

### Bedroom Two

12'2" x 11'6" (3.73m x 3.52m)

### Bedroom Three

8'1" x 6'10" (2.47m x 2.09m)

### Bathroom

8'8" x 6'2" (2.65m x 2.02m)

## EXTERIOR

### Front

Pebbled area with steps leading to front door and parking to the side.

### Rear

To the rear is a fully enclosed garden with a patio area and the rest is laid to lawn.

## DIRECTIONS

From our branch on Pasture Road head towards Third Avenue. At the roundabout, take the 2nd exit and stay on Pasture Road. Continue onto Westfield Avenue then turn right onto Newclose Lane and turn left onto Thorntree Lane. Continue to the end of Thorntree Lane which turns into Banks

Close. Turn right onto Earl Street where the property will be clearly identified by the Park Row Properties 'For Sale' board.

## 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

Tenure: Freehold

Local Authority: East Yorkshire Council

Tax Banding: C

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.

## 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.

## 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

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains  
Heating: Gas  
Sewerage: Mains  
Water: Mains

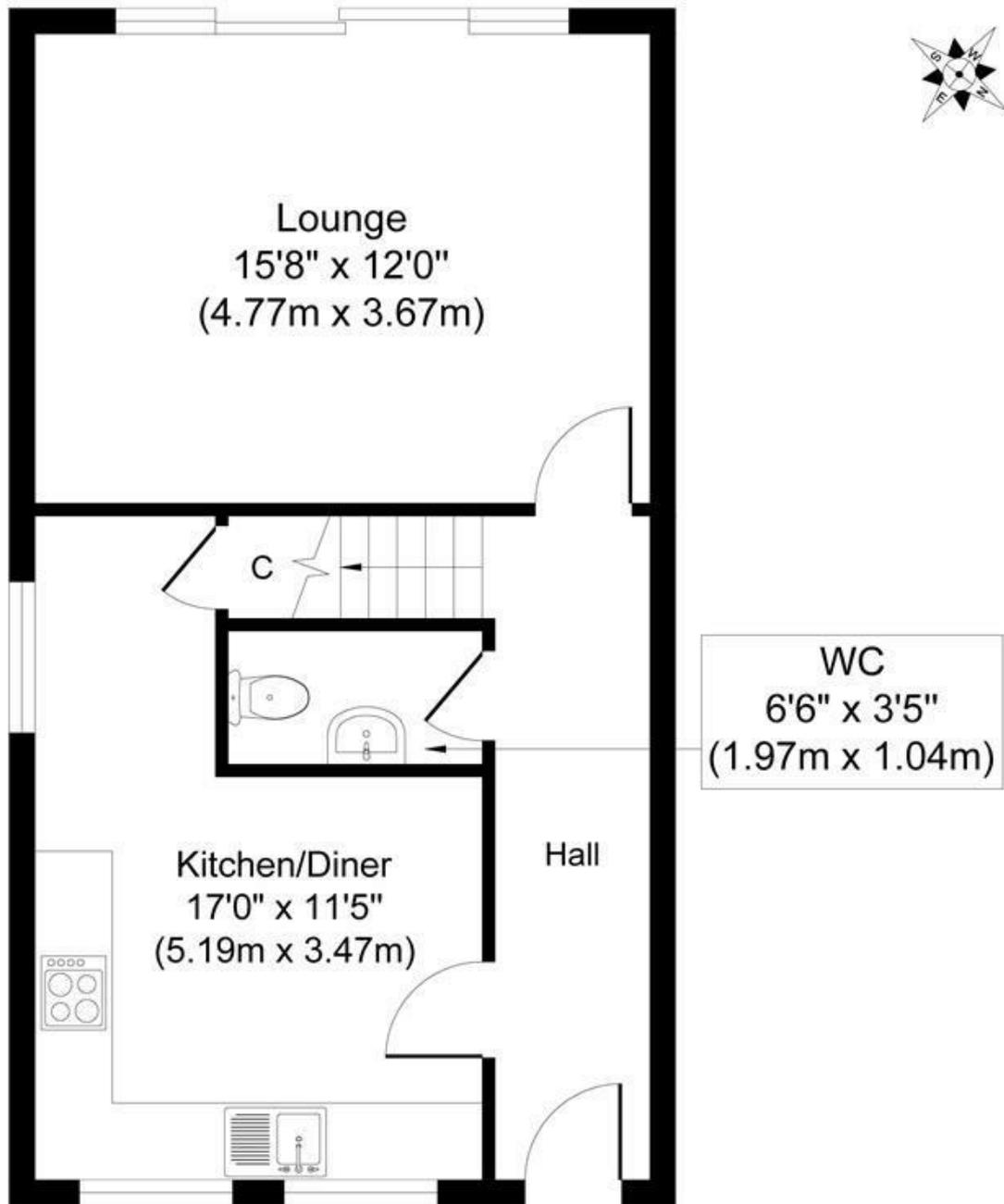
Broadband: Ultrafast  
Mobile: 5G

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.

### **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.

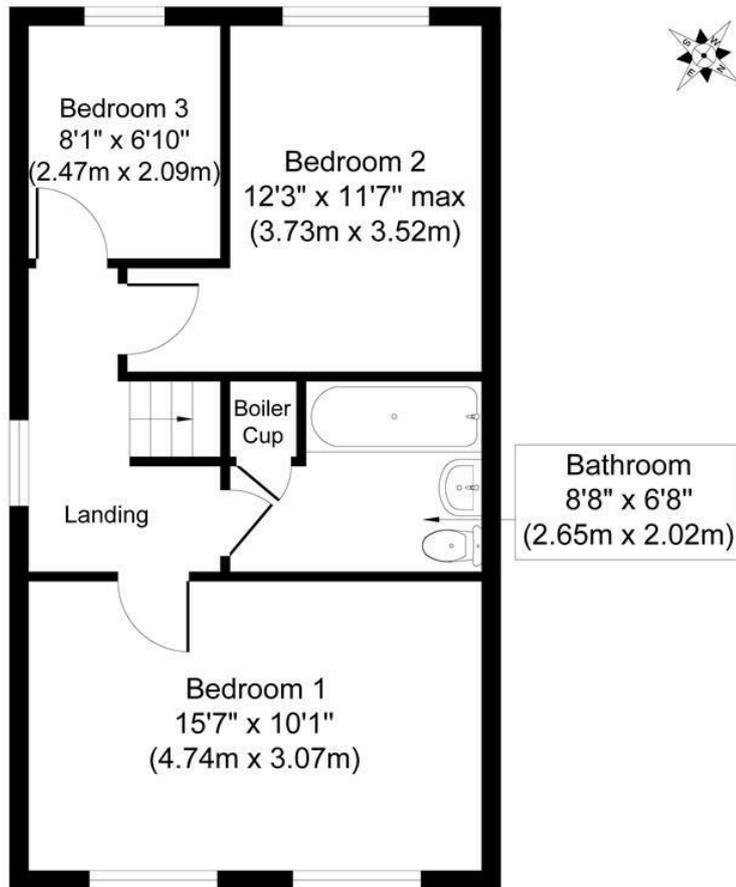




**Ground Floor**  
**Approximate Floor Area**  
**460 sq. ft**  
**(42.73 sq. m)**

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**  
**460 sq. ft**  
**(42.73 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	95		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating scale: A (02-10), B (11-15), C (16-20), D (21-25), E (26-30), F (31-35), G (36-40).