Park Rôw



Manor Garth, Kellington, Goole, DN14 0NW

Offers Over £180,000

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GREAT FOR FIRST TIME BUYERSVILLAGE LOCATION** Situated in the village of Kellington, this semi-detached briefly comprises: Lounge Diner and Kitchen. To the First Floor are three bedrooms and a Shower Room. Externally, the property has off street parking, a garage and an enclosed low maintenance rear garden. 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

Situated in the sought-after village of Kellington, this well-presented three-bedroom semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal purchase for first-time buyers, families or investors alike.

The accommodation briefly comprises, to the ground floor, a spacious lounge diner providing a comfortable living and entertaining space, together with a fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from an enclosed low-maintenance rear garden, ideal for outdoor seating and easy upkeep. To the front there is off-street parking and a single attached garage providing additional storage or secure parking.

Early viewing is highly recommended to appreciate the accommodation and convenient village location on offer.

GROUND FLOOR ACCOMMODATION

Lobby

Hall

Lounge Diner
21'1" x 12'11" (6.45m x 3.95m)

Kitchen
10'10" x 8'11" (3.32m x 2.73m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'2" x 11'11" (4.02m x 3.64m)

Bedroom Two
13'2" x 8'11" (4.03m x 2.73m)

Bedroom Three
8'9" x 7'7" (2.68m x 2.33m)

Shower Room
7'6" x 5'7" (2.31m x 1.71m)

EXTERIOR

Front
Off street parking.

Rear
Fully enclosed, low maintenance rear garden.

Garage
21'8" x 10'1" (6.62m x 3.08m)

DIRECTIONS

From Selby, head south on the A19 and take a right turn onto Roall Lane. Finally, turn left onto Manor Garth where the property can be clearly identified by a Park Row '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: North Yorkshire 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.

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.

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.

OPENING HOURS

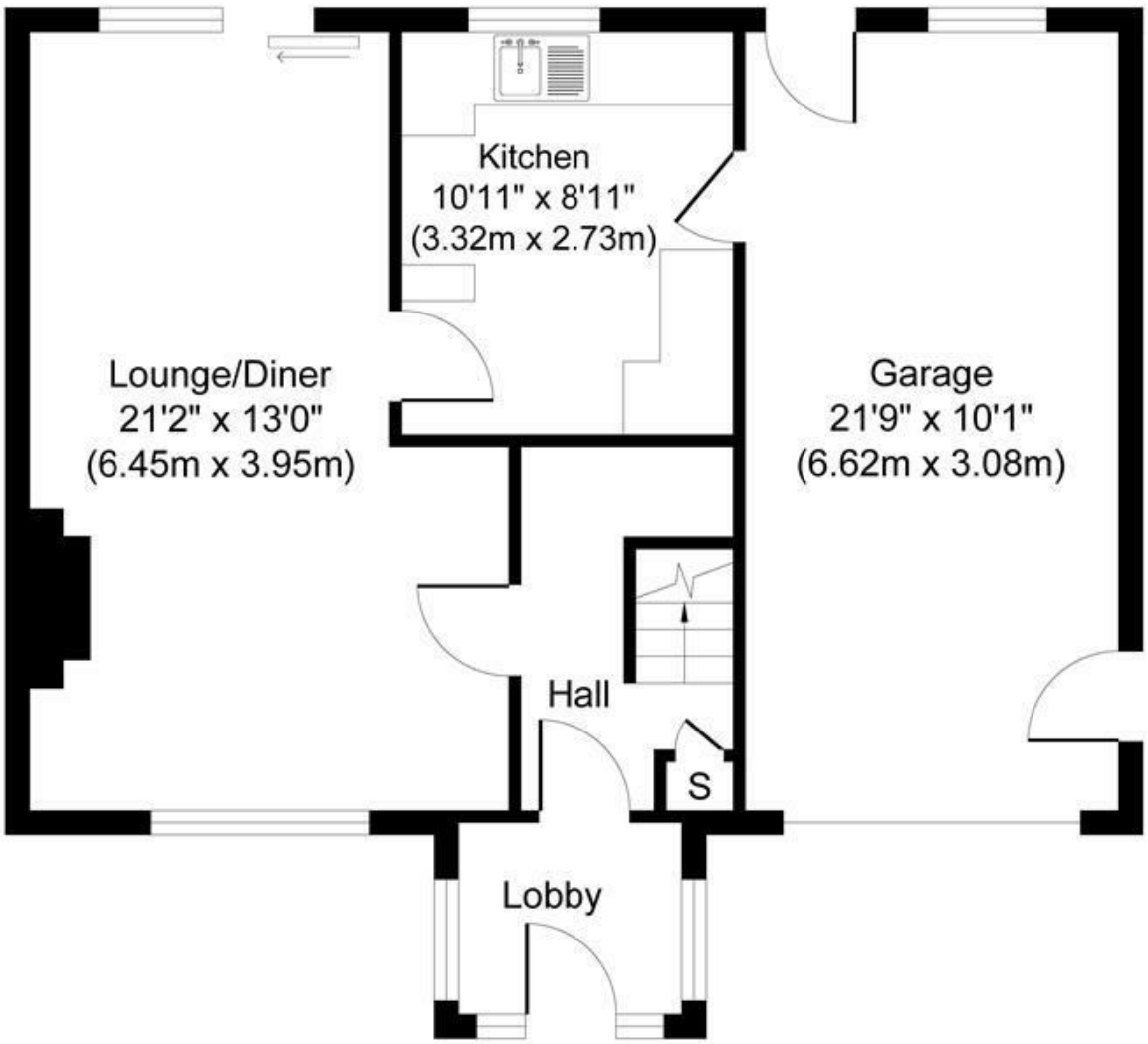
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



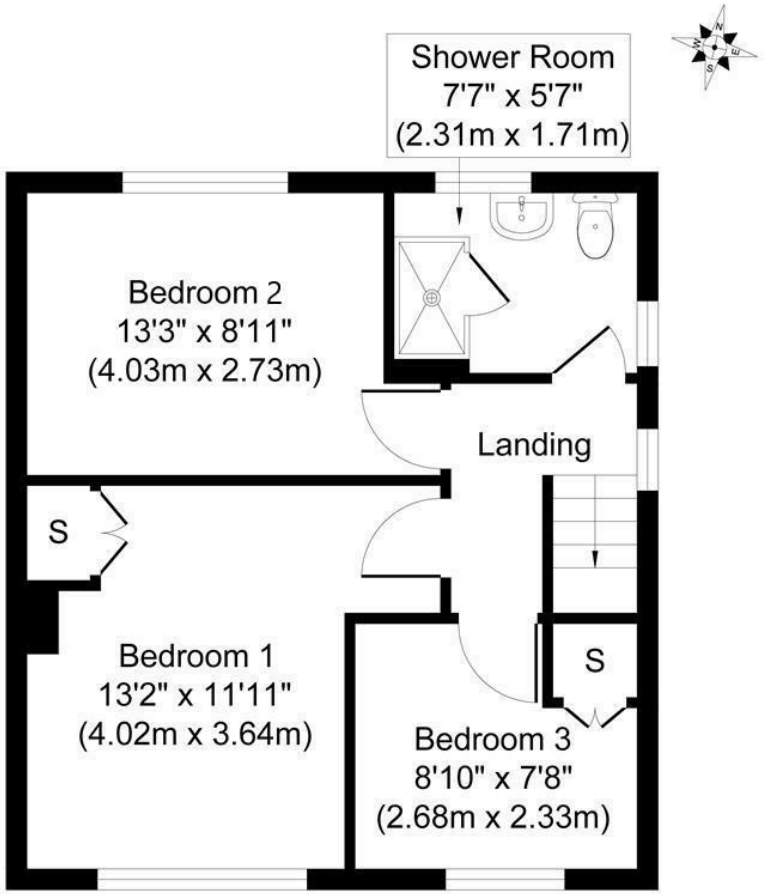
Ground Floor
Approximate Floor Area
654 sq. ft
(60.74 sq. m)

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
401 sq. ft
(37.23 sq. m)

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