

# Park Row



**Ings Lane, Beal, Goole, DN14 0SJ**

**Offers Over £400,000**

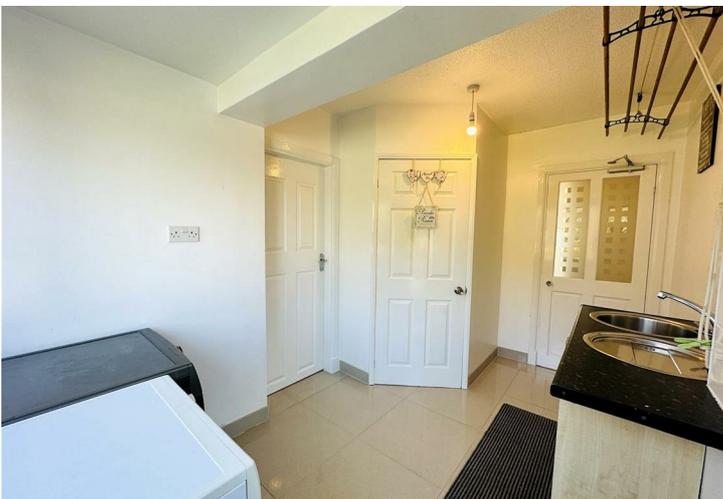


CLOSE TO COMMUTER LINKS \*\* ENCLOSED REAR GARDEN \*\* Situated in the village of Beal, this detached property briefly comprises: Hall, Lounge, Kitchen Diner, Conservatory, Utility and Ground Floor w.c.. To the First Floor, there are four double bedrooms, with En-Suite to one and a further Family Bathroom. Externally, the property benefits from ample off-street parking and a large enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.





















## PROPERTY OVERVIEW

Situated in the sought-after village of Beal, this spacious four-bedroom detached property offers a fantastic family home. The ground floor comprises a welcoming hall, a generous lounge, a contemporary kitchen diner, a bright conservatory, a utility room, and a convenient WC. Upstairs, the first floor features four double bedrooms, including en-suite bathroom to the main bedroom, along with a family bathroom. Externally, the property benefits from off-street parking for multiple vehicles, an enclosed rear garden predominantly laid to lawn, and a detached single garage. Further brick block and decked areas provide an ideal space for outdoor gatherings and entertaining. The property also offers a detached outbuilding, offering flexible use as a home office, studio, or valuable extra storage. With its excellent location and versatile living spaces, this property offers a wonderful opportunity for a growing family.

## GROUND FLOOR ACCOMMODATION

### Hall

18'7" x 8'5" (5.68m x 2.58m)

### Lounge

21'3" x 14'5" (6.50m x 4.41m)

### Kitchen Diner

31'6" x 10'10" (9.62m x 3.31m)

### Conservatory

11'6" x 10'0" (3.52m x 3.05m)

### Utility

11'10" x 7'10" (3.63m x 2.39m)

### Ground Floor W.C.

4'4" x 3'3" (1.34m x 1.00m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'5" x 9'5" (4.40m x 2.89m)

### En-Suite

7'1" x 4'10" (2.18m x 1.49m)

### Bedroom Two

12'2" x 10'8" (3.71m x 3.27m)

### Bedroom Three

11'7" x 11'5" (3.54m x 3.48m)

### Bedroom Four

13'2" x 10'9" (4.03m x 3.29m)

## Bathroom

7'9" x 7'5" (2.37m x 2.28m)

## EXTERIOR

### Front

Ample off-street parking.

### Rear

Enclosed rear garden predominantly laid to lawn with brick block and decked areas. Single detached garage with up and over door.

## DIRECTIONS

Leave Selby on the A19 towards Doncaster follow this road through Burn and Chapel Haddlesey over the bridge. At the roundabout, take the third exit then the first left onto Roall Lane. Continue through Kellington and take the right turn onto Beal Lane. Take a further right turn onto Broad Lane the again onto Ings Lane. Where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

## 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.

## 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 Practises) 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:

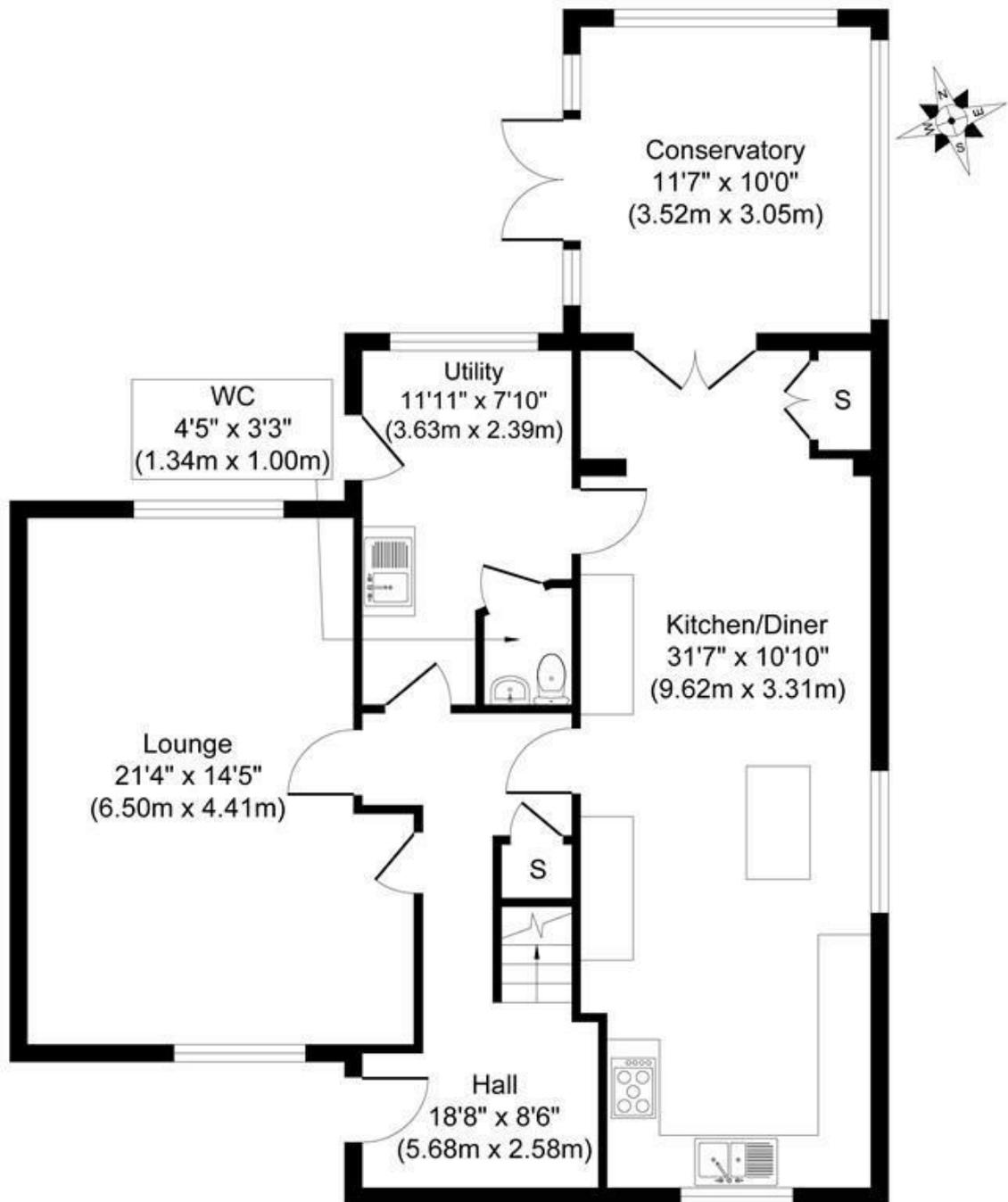
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

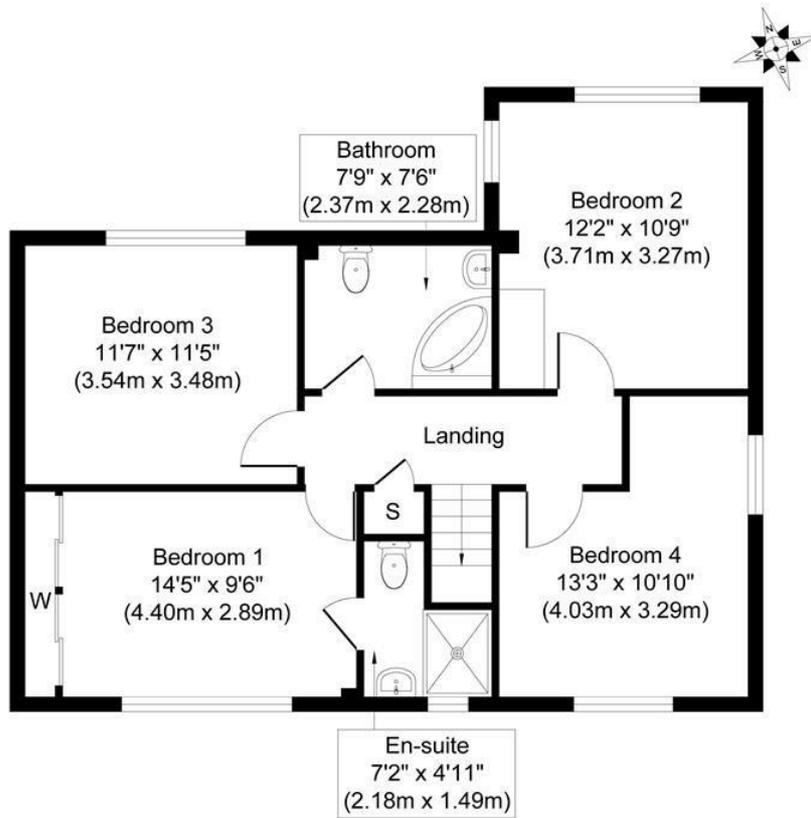
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**982 sq. ft**  
**(91.22 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**  
**695 sq. ft**  
**(64.57 sq. m)**

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