

Park Row



Frederick Street, Goole, DN14 5JP

Offers Over £175,000



**** LOW MAINTENANCE GARDEN WITH BAR ** ALL DOUBLE BEDROOMS **** Situated in Goole this end-terrace home briefly comprises: Entrance Hall, Lounge, Dining room, Kitchen, Shower room and Utility Room. To first floor are three double bedrooms and Bathroom. To the second floor houses an attic room. Externally the front of the property is fully enclosed and the rear benefits from a low maintenance South-East facing garden with a bar, **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.' WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**















PROPERTY OVERVIEW

Attention first-time buyers, growing families and downsizers alike, this well-presented property in Goole offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a separate lounge and dining room, providing excellent living and entertaining space, together with a useful utility room and shower room. To the first floor are three well-proportioned double bedrooms and a family bathroom, while the second floor benefits from a versatile attic room, offering potential for a home office, hobby room or additional living space.

Externally, the property enjoys a low-maintenance, south-east facing rear garden, providing a pleasant outdoor space to enjoy throughout the day. The garden also features a covered outdoor bar area, making it an ideal setting for entertaining friends and family.

The property is conveniently located close to a local primary school, while Goole bus and train stations are within easy reach, providing excellent access to surrounding towns and cities. The area also benefits from good commuter links, making this an appealing choice for those travelling for work or leisure.

GROUND FLOOR ACCOMMODATION

Hall

16'3" x 3'4" (4.96m x 1.04m)

Lounge

17'1" x 11'1" (5.23m x 3.39m)

Dining Room

14'2" x 12'0" (4.32m x 3.66m)

Kitchen

23'4" x 9'1" (7.13m x 2.77m)

Shower Room

6'11" x 4'8" (2.13m x 1.43m)

Utility Room

8'10" x 5'8" (2.71m x 1.73m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'11" x 13'3" (4.55m x 4.05m)

Bedroom Two

14'1" x 9'6" (4.31m x 2.92m)

Bedroom Three

10'11" x 9'1" (3.35m x 2.78m)

Bathroom

10'9" x 6'3" (3.30m x 1.92m)

SECOND FLOOR ACCOMMODATION

Attic Room

14'6" x 14'1" (4.43m x 4.30m)

EXTERIOR

Front

The property benefits from a well-maintained front garden and attractive brick frontage, with convenient on-street parking available.

Rear

The rear south-east facing garden is a private and well-maintained space, featuring artificial lawn, patio seating, mature planting and a covered outdoor bar area.

DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and head over the railway crossing, and follow the road round to the left. At the mini roundabout continue over onto Edinburgh Street. Turn left onto Lime Tree Avenue, follow onto Fountayne Street then take the third right onto Frederick Street where the property will be easily identified by the Park Row board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding 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.

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.

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.

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

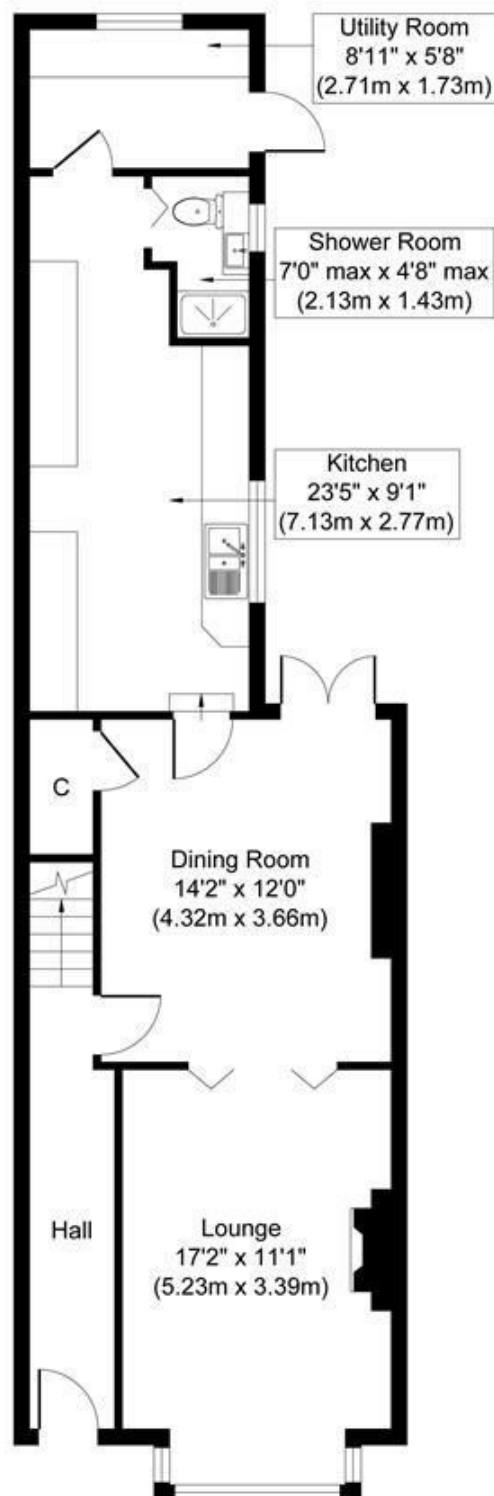
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

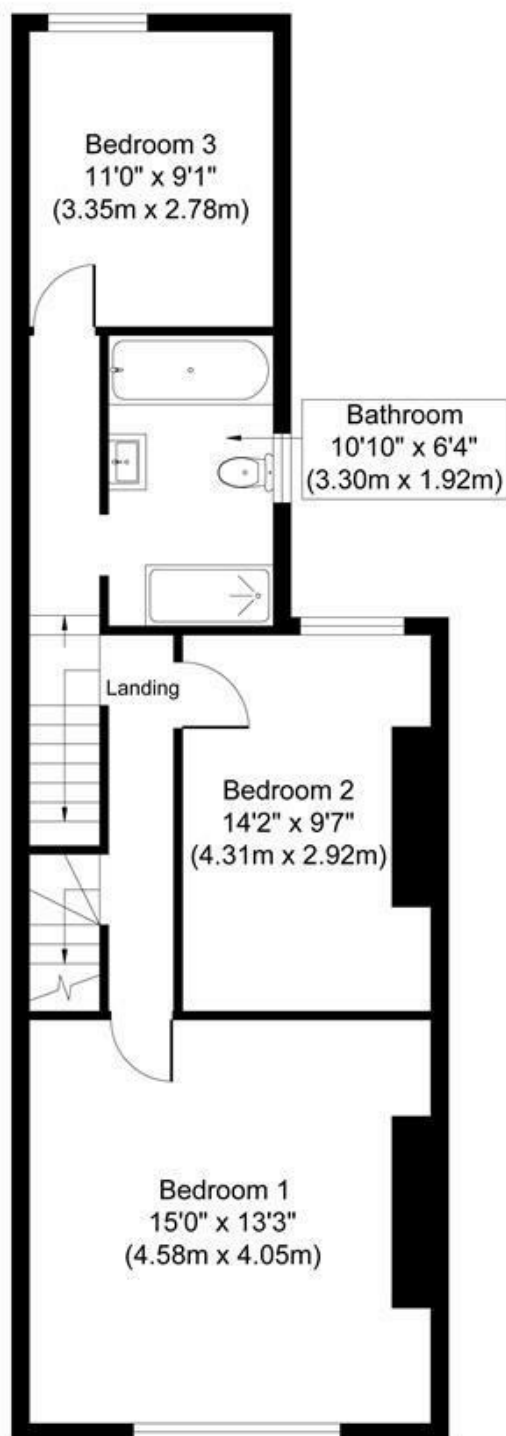
PONTEFRACT/CASTLEFORD - 01977 791133



Ground Floor
Approximate Floor Area
715 sq. ft
(66.46 sq. m)

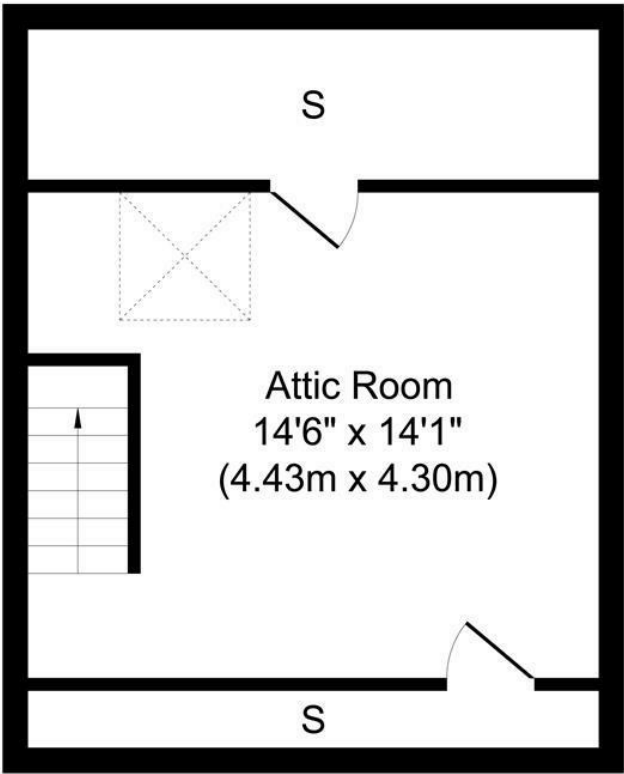
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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

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Second Floor
Approximate Floor Area
281 sq. ft
(26.13 sq. m)

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