

Park Row



Birch Grove, Old Goole, Goole, DN14 5UL

Offers Over £125,000



****NO ONWARD CHAIN** IDEAL FOR FIRST TIME BUYERS**** Situated in Old Goole this mid-terraced property briefly comprises: Hall, Lounge, ground floor W.C and Kitchen, whilst the first floor accommodation offers three bedrooms and a bathroom. Externally the property benefits from off street parking to the front and the rear garden is fully enclosed. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

This home is situated in the popular residential area of Old Goole, offering a practical layout and excellent outdoor space, making it an ideal family home or first-time purchase.

An entrance hallway leading into a bright and spacious living room also benefiting from a convenient ground floor W.C, along with a modern kitchen to the rear, benefiting from patio doors that open directly onto the garden, creating a great flow between indoor and outdoor living.

The first floor offers three bedrooms along with a family bathroom, providing comfortable accommodation for families or those needing additional space for home working or guests.

Externally, the property benefits from a driveway providing off-street parking and an enclosed south-facing rear garden, offering a private and sunny outdoor space that is ideal for relaxing or entertaining.

Old Goole is a well-established residential area close to Goole town centre, offering a range of local amenities, schools, and good transport links, with easy access to the M62 for commuters.

GROUND FLOOR ACCOMMODATION

Lounge

10'5" x 14'9" (3.20m x 4.52m)

Ground Floor W.C

5'8" x 2'8" (1.75m x 0.82m)

Kitchen

10'7" x 13'6" (3.24m x 4.13m)

FIRST FLOOR ACCOMMODATION

Bedroom One

7'10" x 13'9" (2.41m x 4.20m)

Bedroom Two

7'3" x 11'5" (2.22m x 3.50m)

Bedroom Three

6'11" x 7'3" (2.12m x 2.23m)

Bathroom

7'3" x 6'5" (2.23m x 1.96m)

EXTERIOR

Front

Driveway for off street parking.

Rear

Enclosed rear lawn garden with small paved area.

DIRECTIONS

From our branch on Pasture Road in Goole, head towards Second Avenue and turn left at the traffic lights and immediately right onto Mariners Street. Keep right and continue onto Coronation Street which then in turn, continues into Lower Bridge Street and then Bridge Street. Turn left onto Cottingham Street and continue down to turn left onto Manor Road and then left again to turn onto Birch Grove. The property will be clearly identified by our 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: 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.

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.

MEASUREMENT'S.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S.

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 HOUR'S.

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

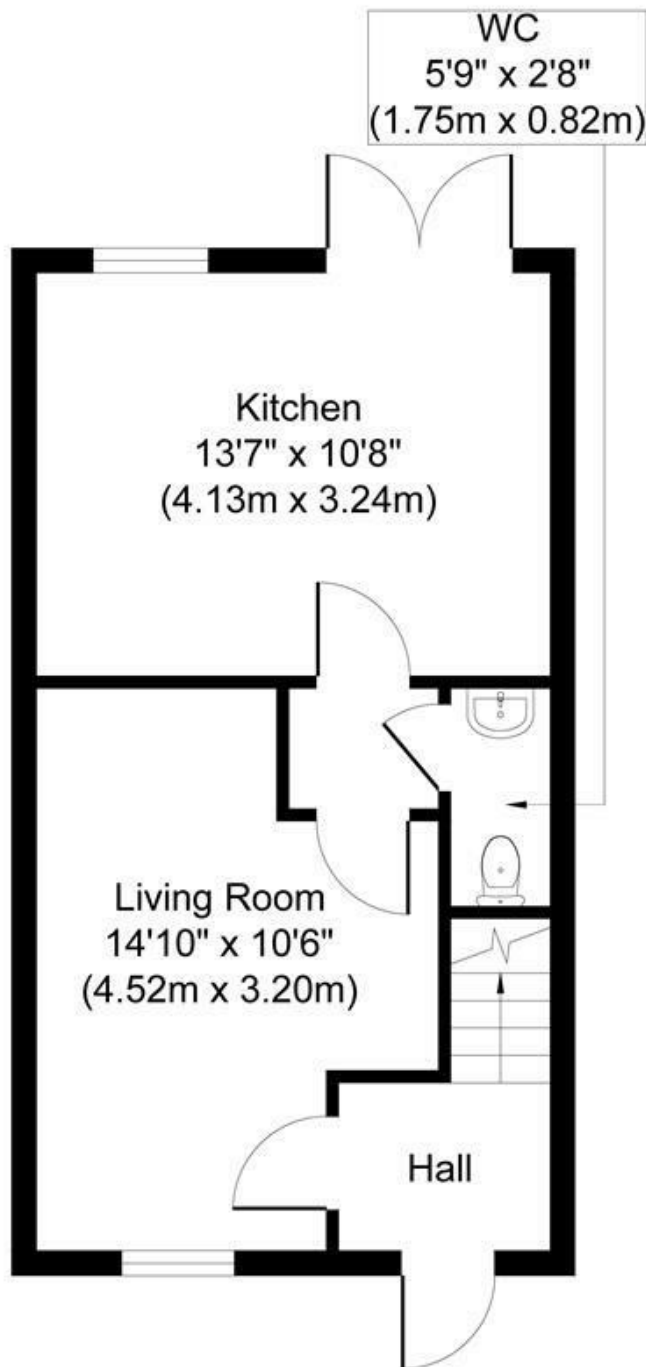
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

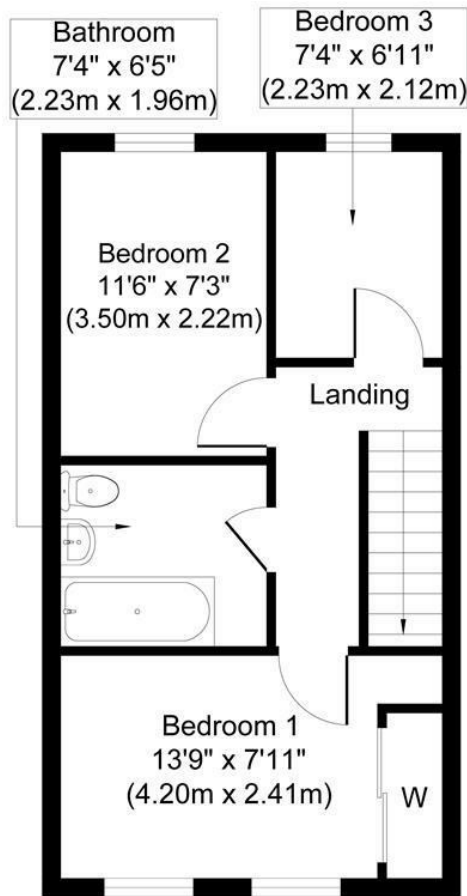




Ground Floor
Approximate Floor Area
349 sq. ft
(32.46 sq. m)

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
349 sq. ft
(32.46 sq. m)

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