

Park Row



Riverdale, Beal, Goole, DN14 0SR

Offers Over £140,000



****PATIO DOORS**VILLAGE LOCATION**** Situated in the village of Beal, this end of terrace property briefly comprises: Entrance Hall, Kitchen and Lounge Diner. To the First Floor are two Bedrooms and a Bathroom. Externally, the property has an enclosed rear garden with an outhouse, and small front garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

This end-terrace property presents a fantastic opportunity for first time buyers, small families, or investors looking to add their own personal touch. Situated in a convenient residential area, the home is set back behind a small front garden and offers generously proportioned living space throughout. The ground floor features an entrance hallway leading to a kitchen. From the kitchen is a spacious lounge diner, with patio doors opening onto the rear garden, ideal for indoor-outdoor. Upstairs, you'll find two well sized bedrooms and a family bathroom. While the property is perfectly liveable as it is, there is great potential to enhance and update certain areas to suit your individual style. Outside, there is an enclosed rear garden complete with a useful outhouse, providing extra storage and scope for further improvement.

GROUND FLOOR ACCOMMODATION

Hall

8'11" x 5'8" (2.72m x 1.75m)

Kitchen

11'10" x 6'3" (3.61m x 1.93m)

Lounge Diner

21'9" x 9'8" (6.64m x 2.96m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'11" x 8'10" (4.87m x 2.71m)

Bedroom Two

11'10" x 9'6" (3.63m x 2.90m)

Bathroom

6'0" x 5'5" (1.85m x 1.66m)

EXTERNAL

Front

Small front garden.

Rear

Enclosed rear garden with outhouse.

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. Continue onto Main Street. Finally, turn right onto Riverdale where the property can clearly be identified by our 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: 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:

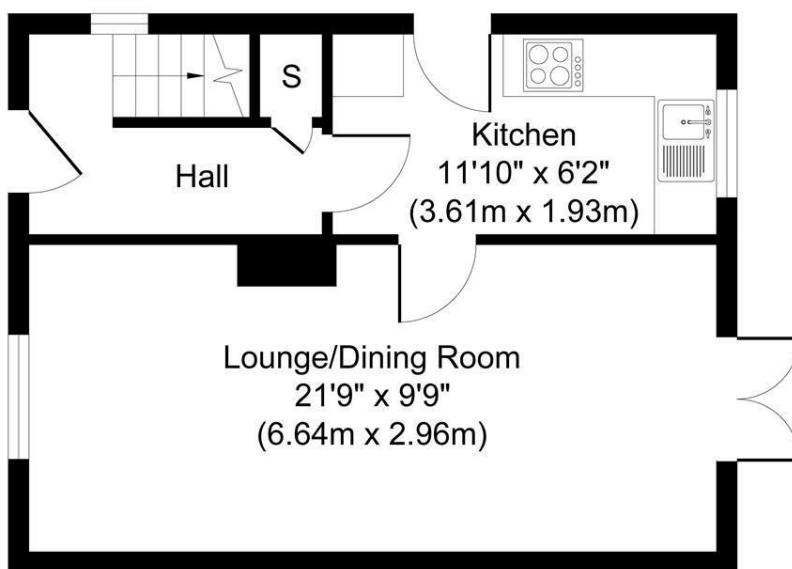
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

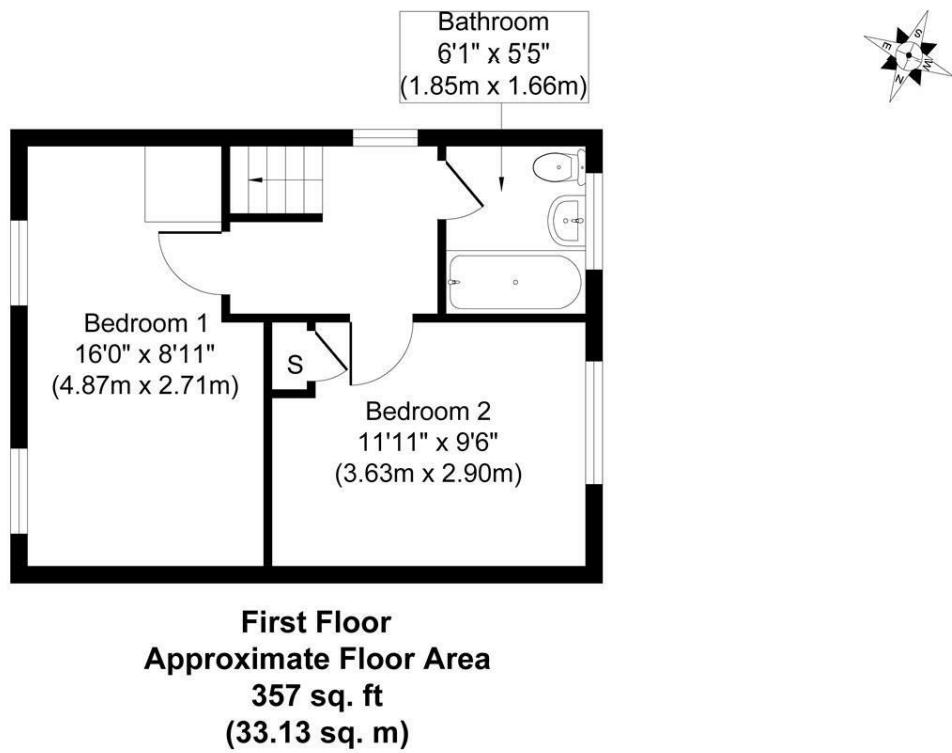
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
357 sq. ft
(33.13 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Forecast
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100)	A	(92-100)	A
(81-91)	B	(81-91)	B
(70-80)	C	(70-80)	C
(60-69)	D	(60-69)	D
(50-59)	E	(50-69)	E
(40-49)	F	(40-59)	F
(30-39)	G	(30-59)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	