

Park Row



Adeline Street, Goole, DN14 6DN

Offers Over £110,000

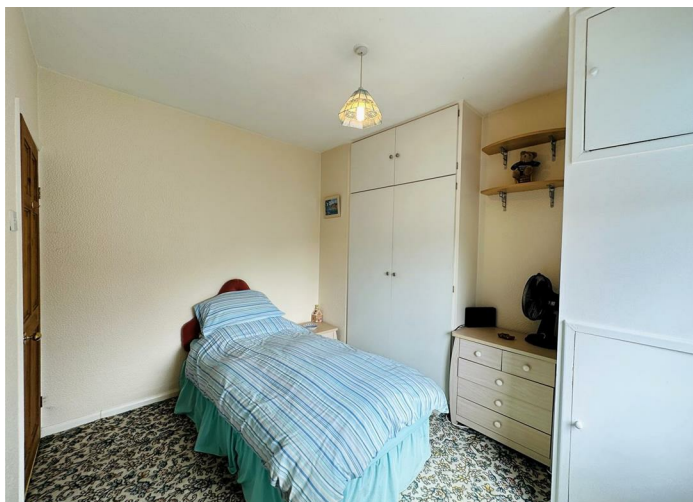


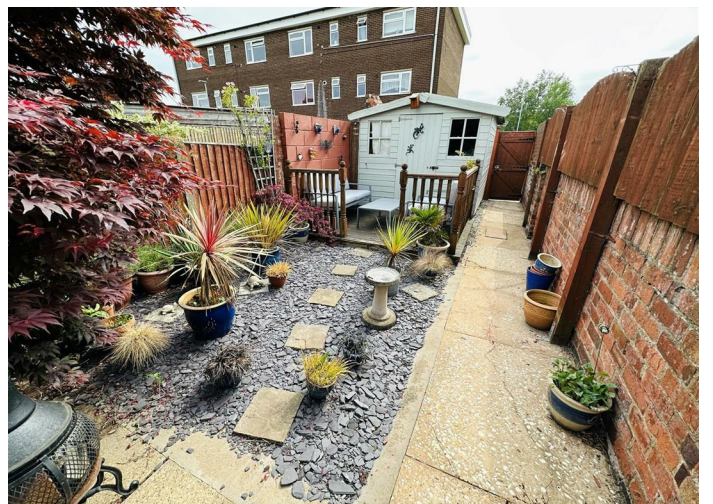
****INVESTMENT OPPORTUNITY**TOWN CENTRE LOCATION**** Situated in the town of Goole, this two bedroom mid-terrace property briefly comprises: Lobby, Lounge, Kitchen Diner and Bathroom whilst the First Floor offers two bedrooms. Externally, the property benefits from a fully enclosed garden with a decked seating area. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY 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

Situated on the popular Adeline Street in Goole, this well-presented mid terrace property offers spacious accommodation ideally suited to first-time buyers, investors or small families. The property benefits from a modern kitchen diner with direct access to the rear garden, creating a practical and sociable living space ideal for everyday living and entertaining.

To the ground floor, the property also features a family bathroom, while to the first floor are two well-proportioned bedrooms, both benefiting from built-in storage. Externally, the home enjoys a south east facing rear garden, providing a pleasant outdoor space with plenty of natural sunlight throughout the day.

Adeline Street is conveniently positioned close to Goole town centre, offering easy access to a range of local amenities including supermarkets, schools, cafés and leisure facilities. Goole railway station is within walking distance, providing excellent transport links to Hull, Doncaster and Leeds, while nearby access to the M62 makes the area ideal for commuters. The town itself is well known for its strong community feel, affordable housing and excellent local conveniences.

GROUND FLOOR ACCOMMODATION

Lobby

4'1" x 2'8" (1.25m x 0.82m)

Lounge

14'6" x 12'1" (4.42m x 3.70m)

Kitchen Diner

13'7" x 12'1" (4.16m x 3.69m)

Bathroom

8'7" x 4'4" (2.63m x 1.33m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'1" x 12'1" (4.00m x 3.69m)

Bedroom Two

10'5" x 9'0" (3.20m x 2.76m)

EXTERIOR

Front

A small paved area with a brick wall.

Rear

Enclosed paved garden with a stoned area followed by a decked seating area.

DIRECTIONS

Leaving our Goole branch, head North on Pasture Road and

take the first exit onto Centenary Road. Take the first left turn onto Adeline Street, where the property can be clearly identified by our Park Row 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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

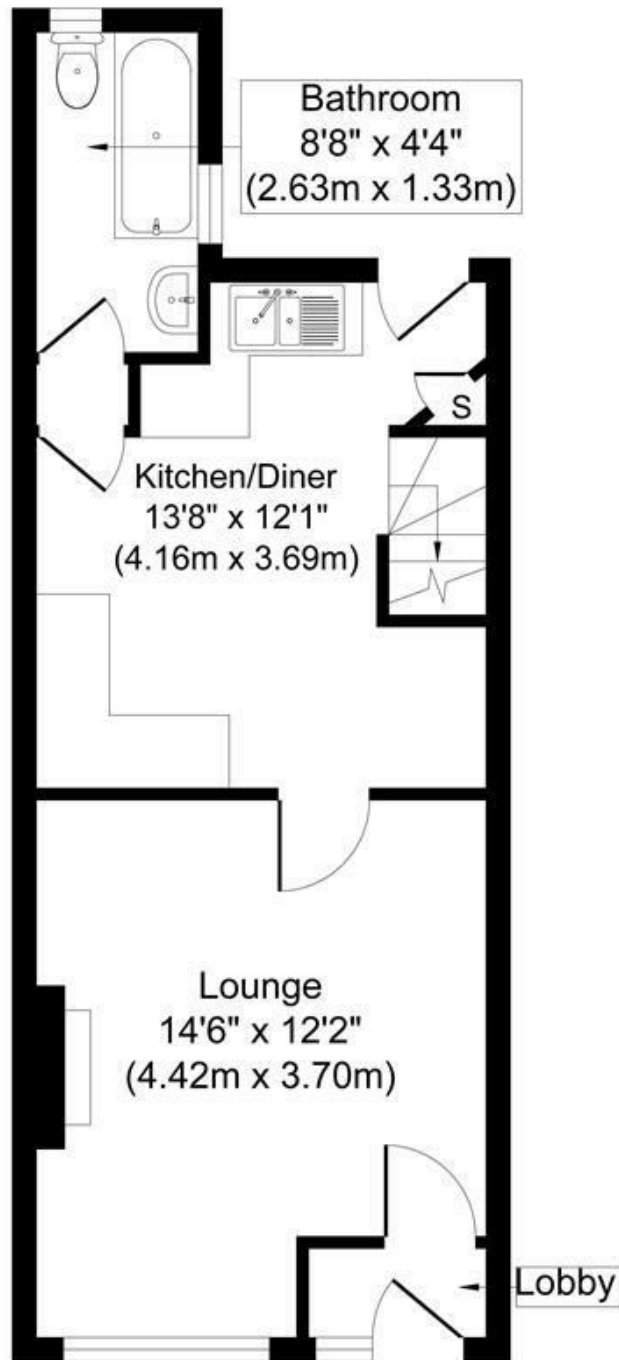
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

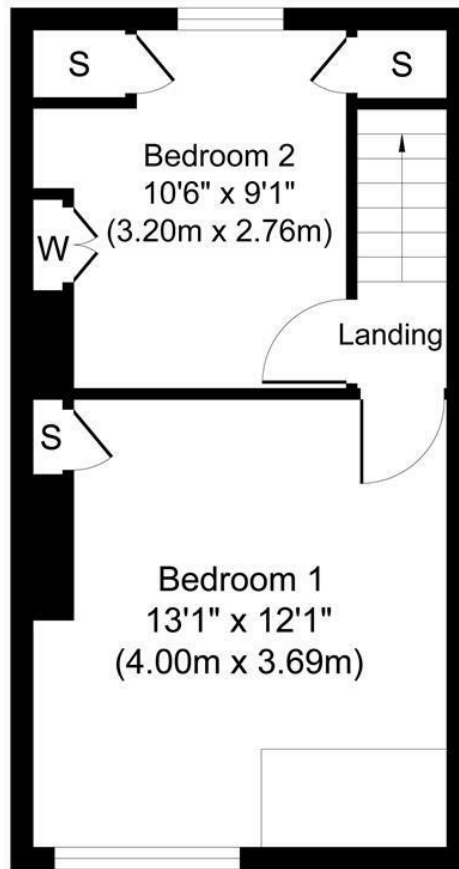




Ground Floor
Approximate Floor Area
375 sq. ft
(34.84 sq. m)

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
291 sq. ft
(27.01 sq. m)

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