

# Park Row



**Oliver Close, Howden, Goole, DN14 7ZP**

**Offers Over £325,000**



**\*\* EAST-FACING REAR GARDEN \*\* SEVEN YEARS APPROX NHBC WARRANTY \*\*** Situated in the highly sought after village of Howden this four bedroom home briefly comprises; Entrance Hall, Ground Floor w.c., Lounge and Kitchen Diner. To the First Floor, four bedrooms; two with En-Suite and further Family Bathroom. Externally the property benefits from garage and block paved driveway with a fully enclosed rear garden. **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'.**







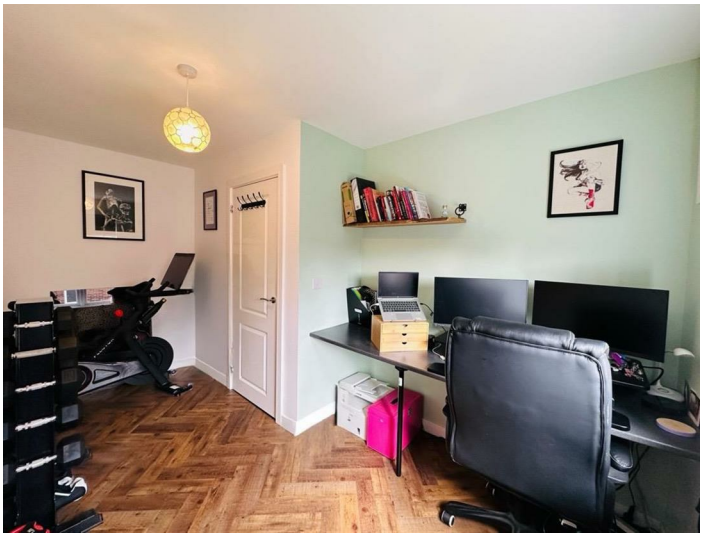












## PROPERTY OVERVIEW

A beautifully presented four-bedroom detached family home, ideally located in the historic market town of Howden. This spacious property offers well-balanced accommodation across two floors, perfect for modern family living. Upon entering, you are welcomed into a generous entrance hallway providing access to a convenient downstairs w.c, a stylish kitchen/dining/living area ideal for entertaining with integrated appliances and modern LVT herringbone flooring, and a bright and airy lounge with modern shutters. To the first floor, the property has three double bedrooms with en-suite shower rooms to bedrooms one and two with a further single fourth bedroom. Externally, the property benefits from a fully enclosed rear garden, laid mainly to lawn with a paved patio area perfect for outdoor dining. Additional features include air conditioning units to the lounge and bedrooms one and two, a block paved driveway to the front leading to the main entrance and attached garage.

## GROUND FLOOR ACCOMMODATION

### Hall

14'3" x 6'2" (4.35m x 1.89m)

### Ground Floor w.c.

5'6" x 4'0" (1.69m x 1.24m)

### Lounge

15'3" x 11'5" (4.65m x 3.48m)

### Kitchen/Diner/Living Area

27'1" x 11'2" (8.28m x 3.42m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

17'4" x 11'4" (5.29m x 3.47m)

### En-Suite

7'5" x 6'10" (2.27m x 2.10m)

### Bedroom Two

12'9" x 10'4" (3.89m x 3.16m)

### En-Suite

7'1" x 4'6" (2.16m x 1.39m)

### Bedroom Three

15'3" x 8'11" (4.65m x 2.72m)

### Bedroom Four

13'0" x 7'6" (3.98m x 2.31m)

### Bathroom

6'6" x 6'3" (2.0m x 1.91m)

## EXTERIOR

## Front

A block paved driveway to the front leading to the main entrance and attached Garage with a gated pathway to the rear of the property.

## Garage

18'0" x 8'5" (5.51m x 2.59m)

Power and Lighting

## Rear

To the rear of the property there is a fully enclosed rear garden, laid mainly to lawn with a paved patio.

## Directions

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Flatgate. Next, turn right on to Bishopgate, left on to Bridgegate, right on to Batty Lane and left on to Shelford Avenue. Take a right onto Selby Road before then turning right again onto Langhorn Drive. Finally, take the second left onto Oliver Close.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: Gas 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 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.

## 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.

## 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

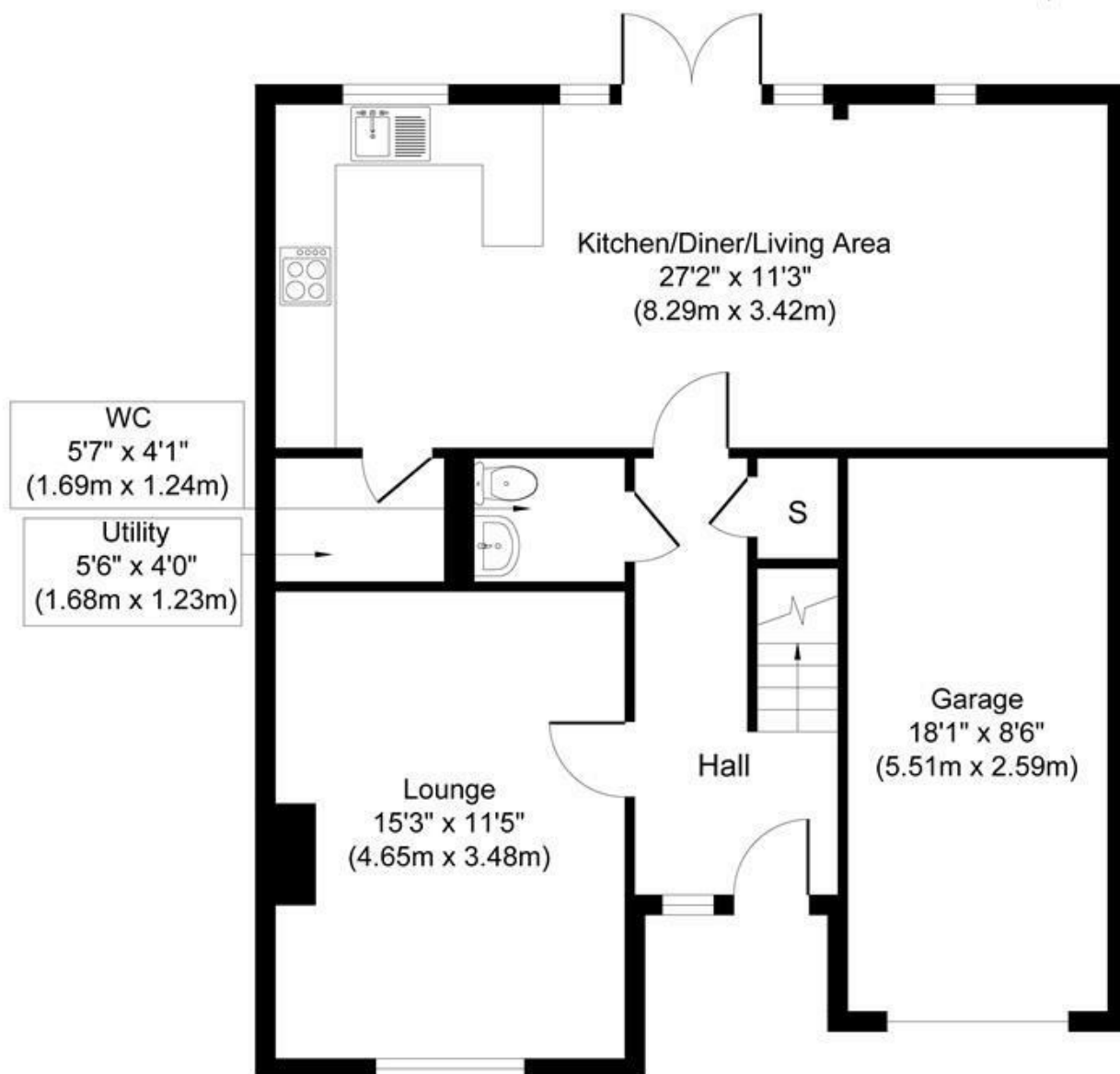
CASTLEFORD - 01977 558480

## 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.



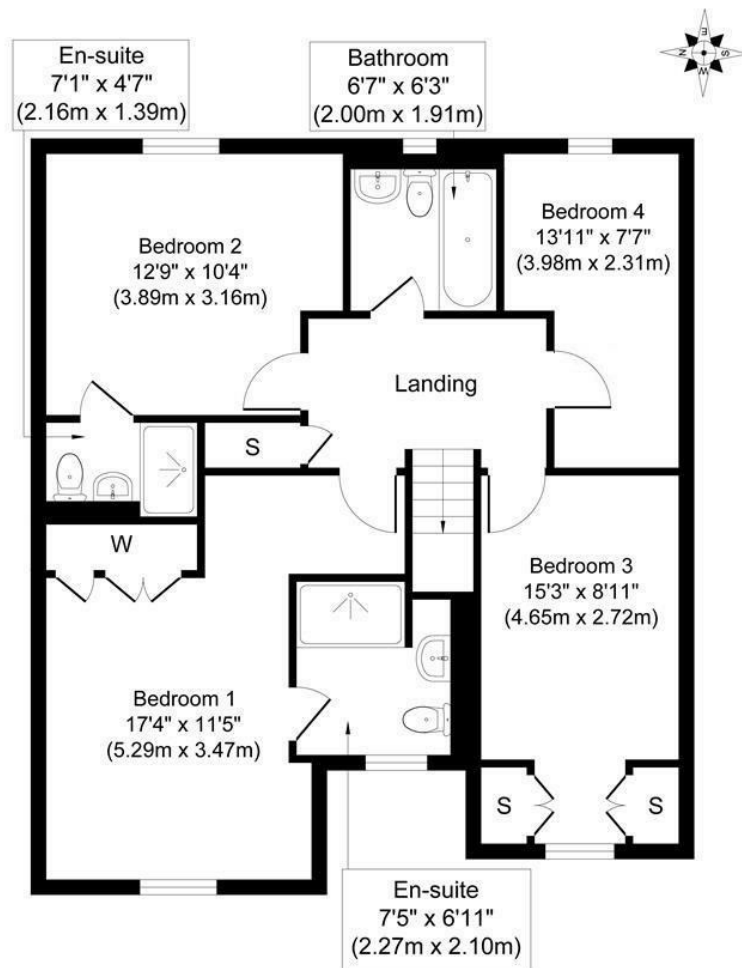


**Ground Floor**  
**Approximate Floor Area**  
**796 sq. ft**  
**(73.91 sq. m)**

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**  
**796 sq. ft**  
**(73.91 sq. m)**

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