

# Park Row



**Pinfold Street, Howden, Goole, DN14 7DE**

**Asking Price £135,000**



**\*\*HISTORIC TOWN LOCATION\*\*GREAT FOR INVESTORS\*\*** Situated in Howden, this mid terrace house briefly comprises: Lounge, Kitchen and Bathroom. To the First Floor are two bedrooms. Externally, the property has a courtyard to the front and a garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Situated in the historic market town of Howden, conveniently located near Goole, this charming mid-terrace property offers well-presented accommodation ideally suited to first-time buyers, investors, or those looking to downsize.

The ground floor briefly comprises a welcoming lounge, fitted kitchen, rear porch, and bathroom. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a front courtyard, while to the rear is an enclosed garden with two useful brick-built outhouses providing additional storage space.

Enjoying a convenient location within easy reach of local amenities, transport links, and the characterful town centre, this property presents an excellent opportunity in a sought-after setting.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'10" x 11'9" (4.23m x 3.59m)

### Kitchen

12'0" x 11'5" (3.68m x 3.48m)

### Porch

### Bathroom

9'3" x 6'2" (2.84m x 1.89m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'10" x 10'10" (4.24m x 3.32m)

### Bedroom Two

12'2" x 11'5" (3.71m x 3.50m)

## EXTERNAL

### Front

Front courtyard area.

### Rear

Rear garden with two outhouses.

## DIRECTIONS

From Goole head towards Howden on Airmyn Road. At the roundabout take the 2nd exit, go over the Iron bridge and take the 1st exit on to the A63 follow this road until turning right onto B228 Knedlington Road and then turning left onto Pinfold Street. The property can be clearly identified by a 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 Riding of Yorkshire

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.

## 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

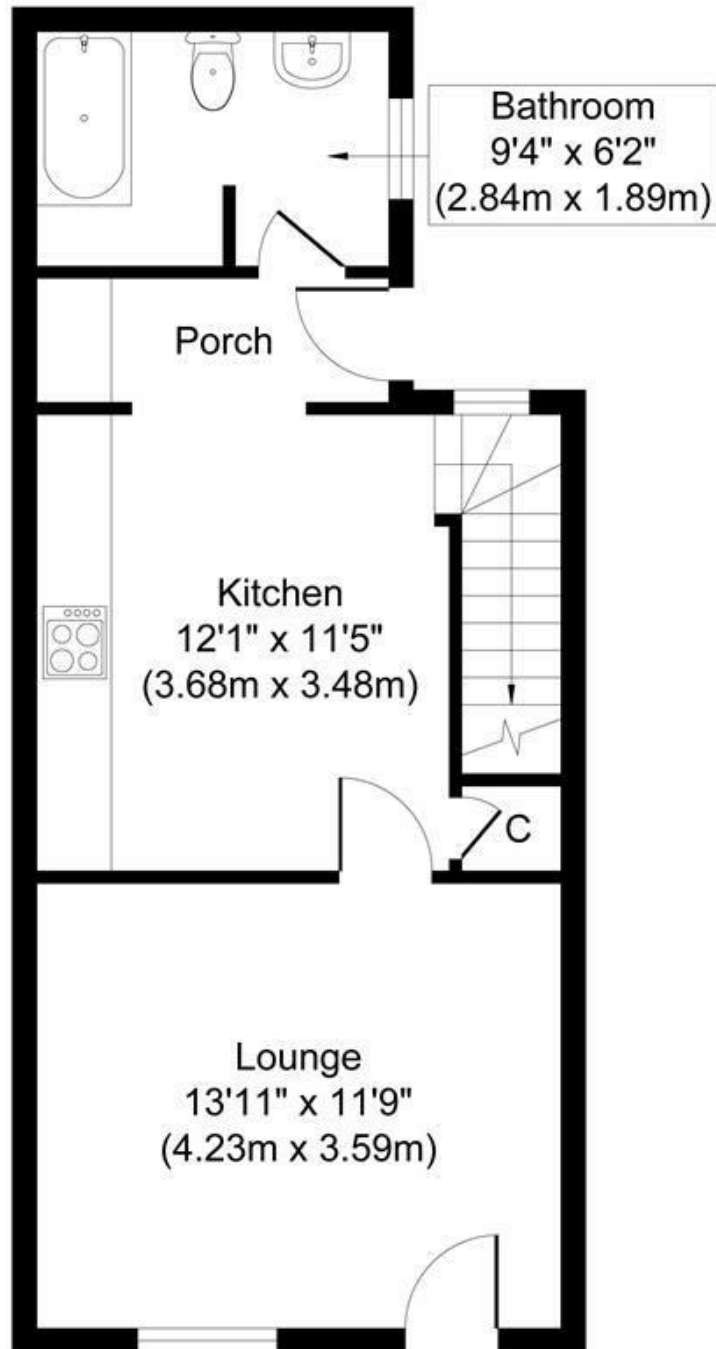
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

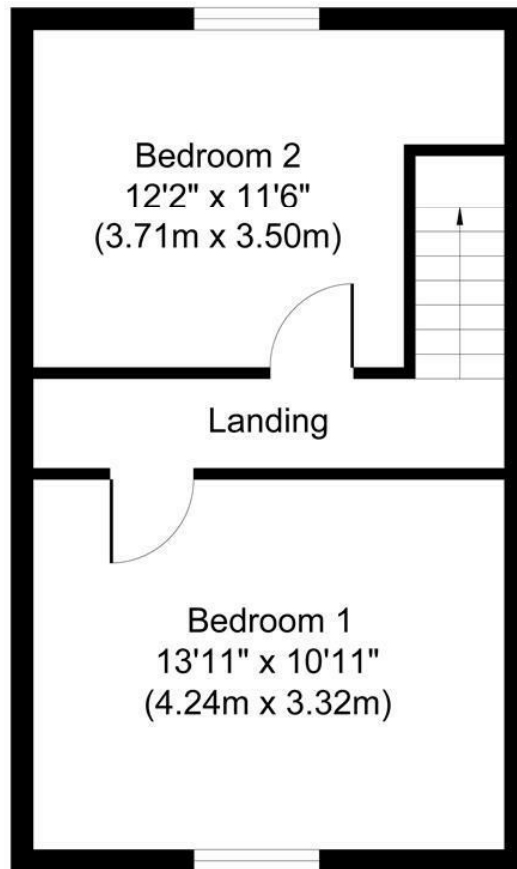




**Ground Floor**  
**Approximate Floor Area**  
**430 sq. ft**  
**(39.95 sq. m)**

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**  
**336 sq. ft**  
**(31.17 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC <b>85</b>		England & Wales EU Directive 2002/91/EC <b>63</b>	