

# Park Row



**Hailgate, Howden, Goole, DN14 7ST**

**Asking Price £150,000**



**\*\* ENCLOSED REAR GARDEN \*\* CLOSE TO SHOPS \*\*** Situated in Howden, this two bedroom semi-detached property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen. To the First Floor are Two Bedrooms and a Bathroom. Externally, the property benefits from a fully enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**













## PROPERTY SUMMARY

This well presented two bedroom home offers a wonderful opportunity for anyone looking for a property with character.

The property welcomes you with a modest entrance hall that leads into a cosy lounge ideal for relaxing evenings in. A separate dining room provides a dedicated space for meals with useful under stairs storage. The kitchen enjoys pleasant views over the enclosed rear garden, which also benefits from private side access a practical feature for everyday living.

Upstairs the landing leads to two bedrooms, including a generous main bedroom with a built-in storage cupboard over the stairs. A well-sized second bedroom and a family bathroom. Additionally, a full-height landing cupboard offers additional storage.

This home combines traditional charm with practical living space and holds great potential for personalisation. Positioned in a picturesque village location, it presents a rare opportunity to enjoy community living with the countryside on your doorstep.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

12'9" x 10'10" (3.89m x 3.31m)

### Dining Room

13'0" x 6'5" (3.98m x 1.97m)

### Kitchen

8'1" x 7'11" (2.48m x 2.43m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'11" x 8'3" (3.96m x 2.54m)

### Bedroom Two

10'2" x 9'2" (3.10m x 2.80m)

### Bathroom

8'1" x 5'4" (2.47m x 1.63m)

## EXTERIOR

### Front

Built in the mid-1850s, this charming brick-built cottage-style property sits directly on the street, typical of the period, giving it a quaint, characterful appearance. A timber pedestrian gate to the side offers convenient access to the rear garden.

### Rear

The rear garden is fully enclosed, offering a good degree of

privacy with timber fencing and a high brick boundary wall. A paved patio area near the house provides a pleasant spot for relaxing or entertaining, leading onto a lawn with mature trees and shrubs.

## DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. Go over the roundabout, take the first exit onto Hull Road/A63. Proceed on to Hailgate where the property can be located on the left prior to the turn off for Bishopgate.

## 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

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold  
Local Authority: East Riding Of 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

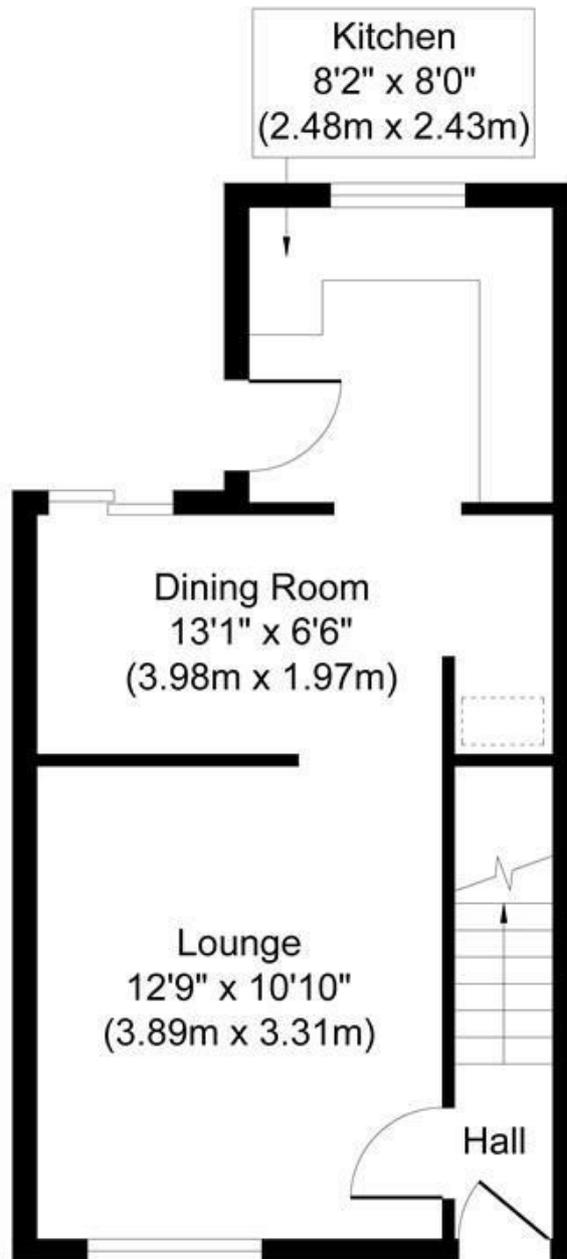
Broadband: Ultrafast  
Mobile: 4G/5G

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.

### **VIEWINGS**

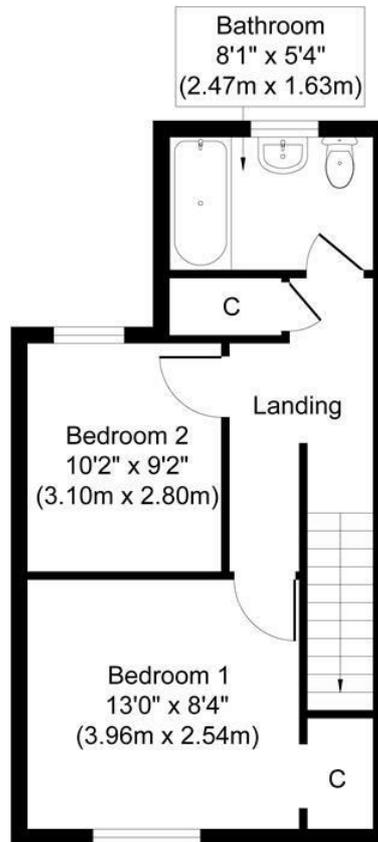
Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**338 sq. ft**  
**(31.36 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**  
**337 sq. ft**  
**(31.36 sq. m)**

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Energy Efficiency Rating		Current	Insured	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Insured
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			02-10	A		
81-91	B			11-20	B		
69-80	C			21-30	C		
55-68	D			31-40	D		
49-54	E			41-50	E		
39-48	F	62	75	51-60	F		
29-38	G			61-70	G		
1-28				71-80			
All energy efficient - higher ranking costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			