Park Rôw



Knedlington Road, Howden, Goole, DN14 7ES

Offers Over £260,000

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** SOUTH FACING GARDEN ** GARAGE ** Situated in Howden this semi-detached home briefly comprises: Side entrance, Utility/w.c, Lounge, Kitchen Diner and Conservatory. To first floor are three bedrooms and Shower Room. Externally the property benefits from an outbuilding, garage and paved courtyard with parking to the rear, VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS LOVELY FAMILY 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.








LAUNDRY

































PROPERTY OVERVIEW
This rural location property offers versatile accommodation arranged over two floors. The ground floor comprises a useful utility room/ WC, along with a conservatory providing direct access to the south-facing rear garden.

To the first floor, there are three bedrooms, including a main bedroom with built-in storage, together with a shower room.

Outside, the property benefits from a south-facing rear garden, an outbuilding/garage and a particularly pleasant outlook over open fields.

Situated on Knedlington Road on the outskirts of Howden, the property enjoys a peaceful setting while being within easy reach of the historic market town. A particular feature of the property is its pleasant outlook over open fields, offering a sense of space and a semi-rural feel while remaining conveniently positioned for local amenities and transport links.

GROUND FLOOR ACCOMMODATION

Side Entrance
6'0" x 3'10" (1.85m x 1.18m)

Utility/ Ground Floor w.c
6'0" x 5'4" (1.84m x 1.65m)

Lounge
14'0" x 13'6" (4.28m x 4.14m)

Kitchen Diner
16'2" x 14'2" (4.94m x 4.34m)

Conservatory
12'9" x 9'7" (3.90m x 2.93m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
13'10" x 13'7" (4.24m x 4.16m)

Bedroom Two
8'4" x 7'11" (2.56m x 2.43m)

Bedroom Three
8'3" x 7'4" (2.52m x 2.25m)

Shower Room
6'3" x 5'4" (1.91m x 1.64m)

EXTERIOR

Front
Mainly laid to lawn with mature trees and shrubs.

Rear
South facing garden with an outbuilding, garage and ample parking.

Garage

Out Building

DIRECTIONS
From our office on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road. Turn right onto Airmyn Road then at the next roundabout, take the first exit onto Knedlington Road/A63. Take a further right onto Knedlington Road/B1228, where the property can be identified by our Park Row Properties 'For Sale' board.

AML Fee
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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 Riding Of Yorkshire County 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: Electric Mains
Sewerage: Septic Tank
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.

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

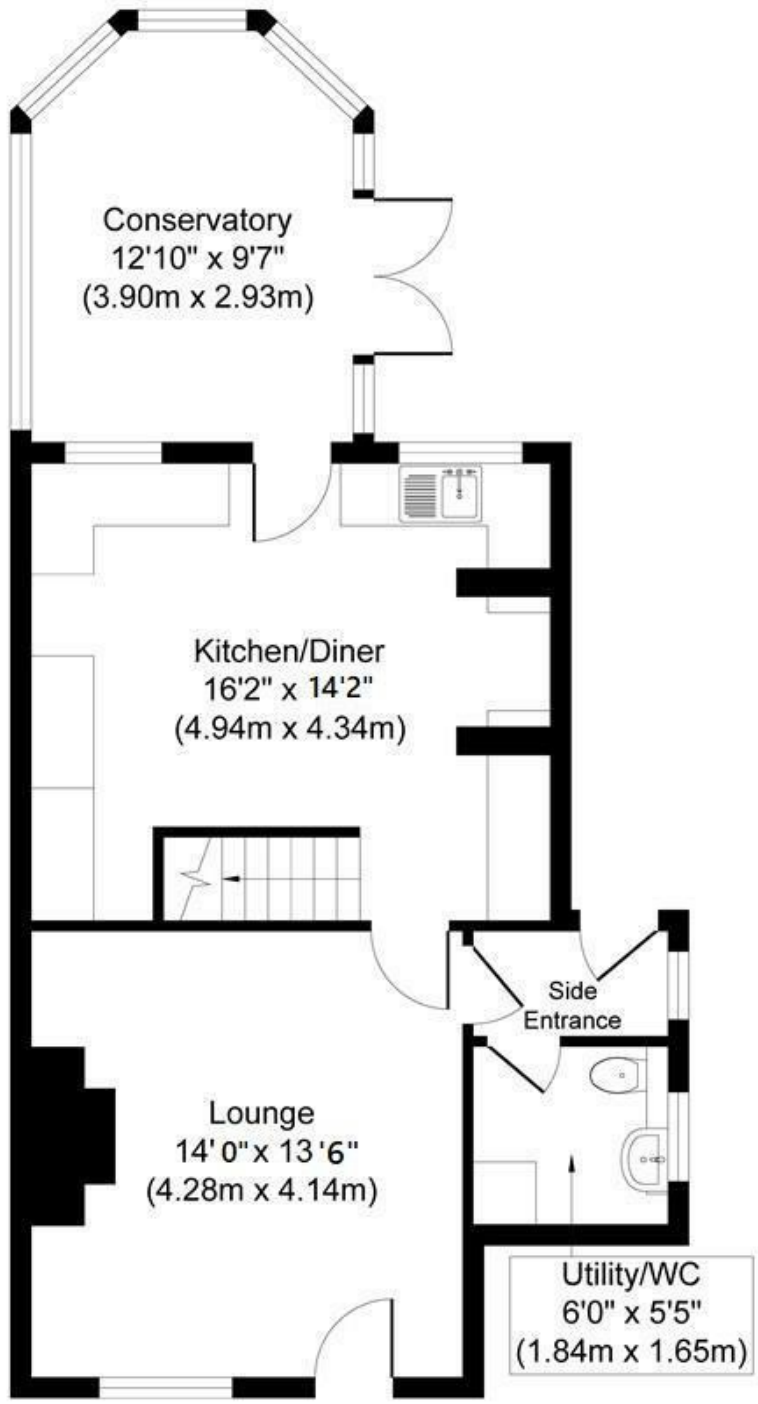
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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/CASTLEFORD - 01977 791133



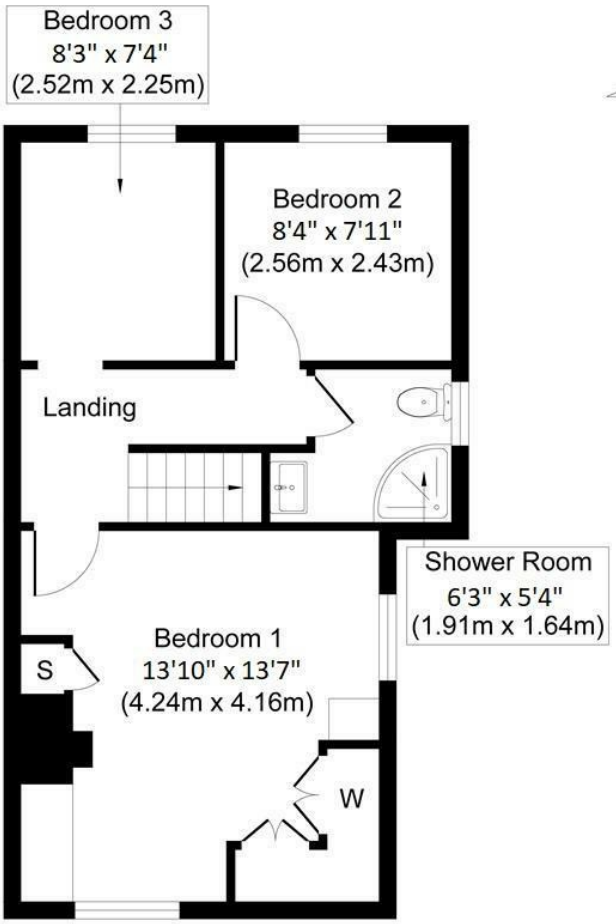
Ground Floor
Approximate Floor Area
620 sq. ft
(57.60 sq. m)

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
430 sq. ft
(39.96 sq. m)

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