

# Park Row



**Palm Grove Court, Thorne, Doncaster, DN8 4EB**

**Offers Over £60,000**



**\*\* SEPARATE KITCHEN \*\* OFF STREET PARKING\*\*\*\*This park home property is situated in Thorne and briefly comprises: Porch, Kitchen, three Bedrooms, Bathroom, Living/Dining room. Externally there is off street parking and a secure shed with electric. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK 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

Welcome to Palm Grove Court Park! A truly beautiful and meticulously planned residential park exclusively designed for individuals aged 55 and above. The park offers a unique combination of urban convenience and a serene, tranquil environment surrounded by expansive open recreational land.

One of the many advantages of living here is the excellent local bus services that provide seamless access to the bustling market town of Thorne, just outside Doncaster. Here you'll discover good local shops, charming pubs and various amenities that make up a vibrant local community.

Thorne is well-served by 2 railway stations, ensuring convenient access to the surrounding areas. Whether you're planning a day trip to explore nearby destinations or simply want to enjoy a hassle-free journey, you'll find these a valuable asset.

Whether you're an avid historian or shopper, the town of Doncaster can satisfy both of these needs. Situated along the picturesque River Don, you'll find a brilliant range of shopping facilities and a town steeped in history to explore.

We know just how important pets are in our lives, which is why we're happy to welcome 1 dog or 1 cat onto our park to share in the joys of your new home.

Embrace some of the best years of your life at Palm Grove Court Park! Whether you simply want to relax in style or maintain an active lifestyle, the choice is yours.

### Porch

8'2" x 3'10" (2.49m x 1.18m)

### Kitchen

16'4" x 9'8" (5.00m x 2.96m)

### Lounge / Diner

19'9" x 16'0" (6.02m x 4.89m)

### Bedroom One

12'3" x 9'6" (3.75m x 2.9m)

### Bedroom Two

12'7" x 8'9" (3.85m x 2.67m)

### Bedroom Three

6'10" x 6'5" (2.09m x 1.98m)

### Bathroom

## EXTERIOR

### Outside

## DIRECTIONS

Leaving Google head onto the M62, Take M18 to Selby

Rd/A614 in Thorne. Take exit 6 from M18, Continue on A614. Take King Edward Rd to Palm Grove Ct on the right hand side and follow the signs on entering the park where the home can be identified by our 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: Visual Freehold

Local Authority: South 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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: 5G

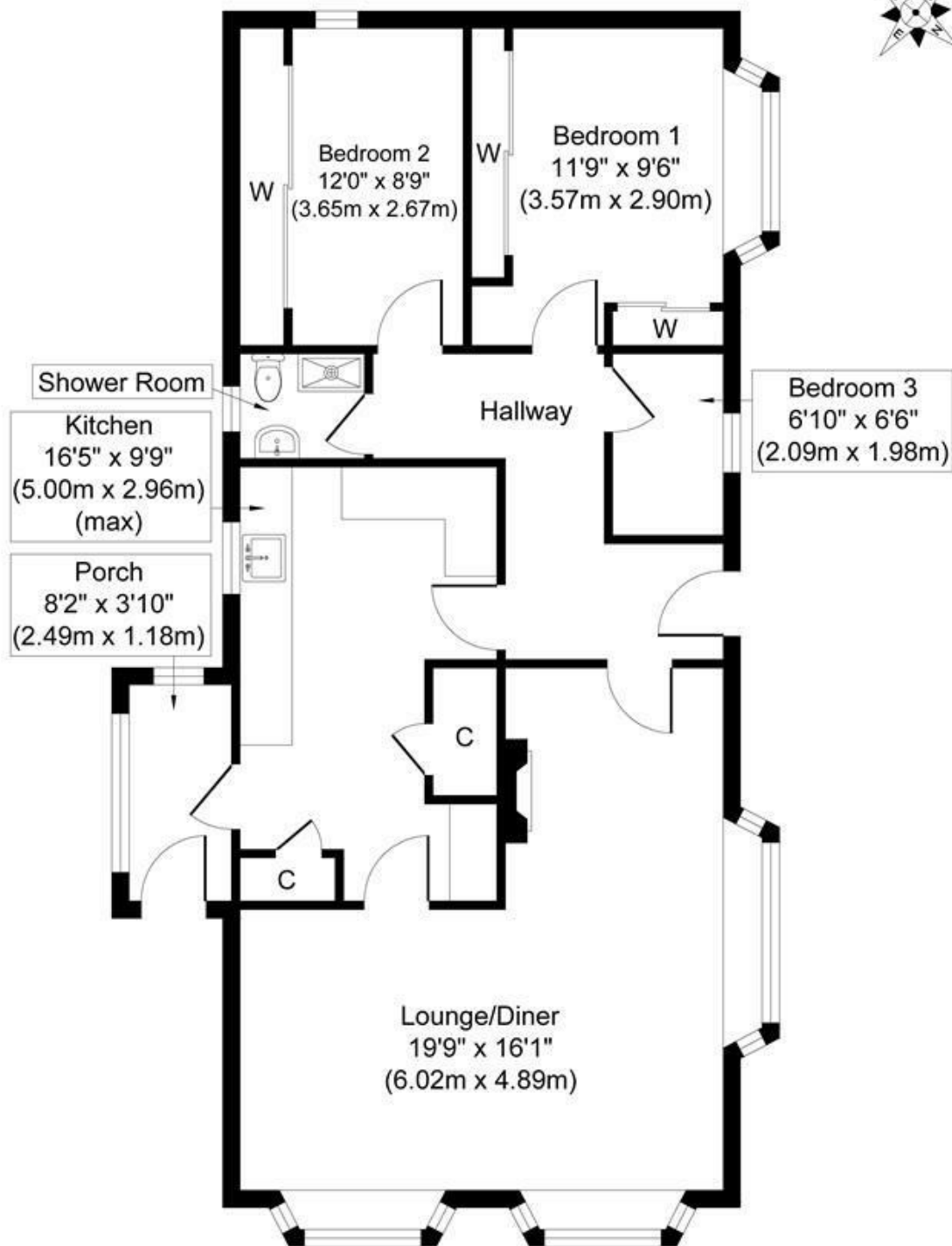
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **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.





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