

Park Row



Dunhill Road, Goole, DN14 6SU

Offers Over £160,000



**** FULLY ENCLOSED REAR GARDEN ** DETACHED GARAGE **** Situated in the centre of Goole, this semi detached property briefly comprises: Hall, Lounge, Dining Room, and Kitchen. The first floor comprises: three Bedrooms, and family Bathroom. Externally, the property benefits from low maintenance area to the front offering off street parking to the side and fully enclosed to the rear .VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'!











PROPERTY OVERVIEW

Situated in a popular residential area of Goole this well-presented 3-bedroom semi-detached home is ideal for family living with ample off-street parking, close to local amenities and public transport links as well as the regions motorway network. The property features a welcoming hallway, lounge with double doors through to dining room ideal for entertaining and a spacious kitchen breakfast room.

Upstairs comprises three generously sized bedrooms and a family bathroom. To the rear is a private garden, ideal for outdoor living. The property also benefits from a detached single garage and a driveway providing off-street parking. Viewing is essential to appreciate the size and location of the property on offer.

GROUND FLOOR ACCOMMODATION

Hall

11'3" x 8'8" (3.44m x 2.65m)

Lounge

14'1" x 12'11" (4.30m x 3.94m)

Dining Room

12'4" x 10'9" (3.76m x 3.29m)

Kitchen

16'2" x 9'5" (4.94m x 2.89m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'11" x 11'11" (3.95m x 3.64m)

Bedroom Two

11'11" x 10'9" (3.65m x 3.30m)

Bedroom Three

8'8" x 8'7" (2.66m x 2.64m)

Bathroom

6'6" x 6'1" (1.99m x 1.86m)

EXTERIOR

Front

To the front of the property is a lawned area and a driveway with ample parking leading to a detached garage.

Rear

To the rear is a lawned garden with a paved seating area.

DIRECTIONS

From our office on Pasture Road head toward Boothferry Road, Turn onto Boothferry Road and continue along it, When you come to the junction with Dunhill Road, turn right onto Dunhill Road where the property can be clearly identified by our Park Row Properties 'For Sale' board.

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 Yorkshire

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

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.

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

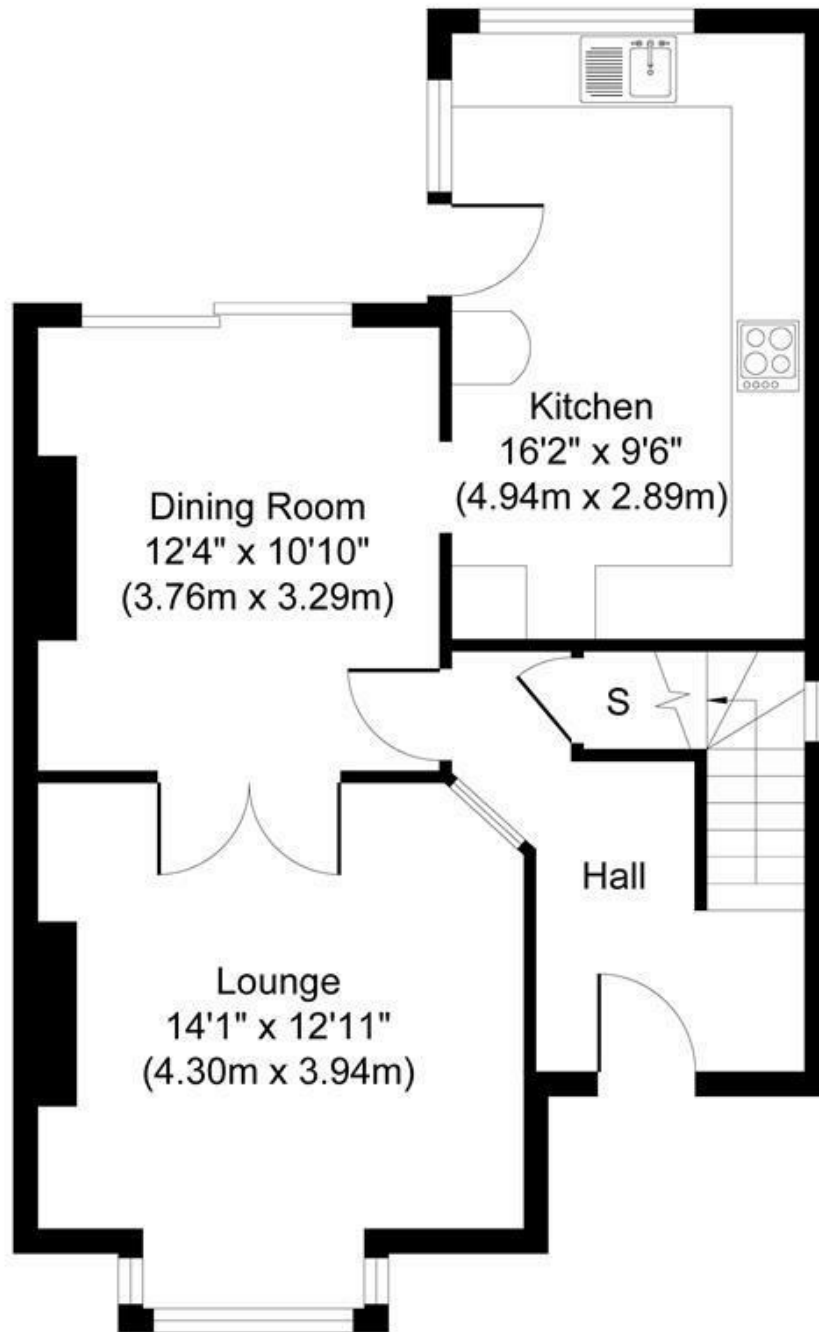
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

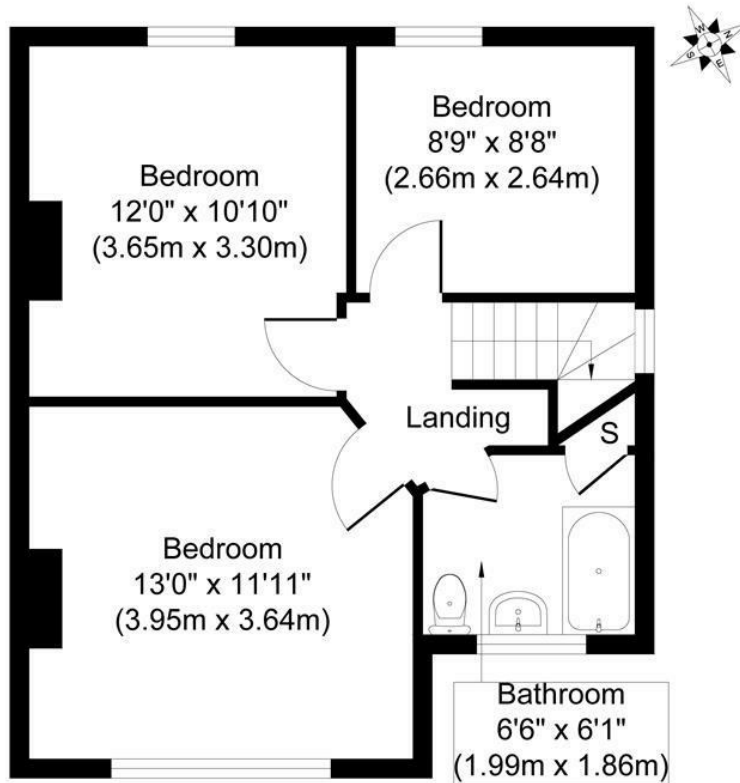
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
555 sq. ft
(51.52 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
467 sq. ft
(43.38 sq. m)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-95	A			92-95	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
39-44	G			39-44	G		
1-38				1-38			
All energy efficient - higher running costs				All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		65	48			58	42