Park Rôw



## Main Street, Asselby, Goole, DN14 7HE

**Offers Over £400,000**

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**SOUTH FACING REAR GARDEN**DETACHED DOUBLE GARAGE** Situated in Asselby, this detached bungalow briefly comprises: Kitchen, Dining Room and Lounge. Further to this are three bedrooms; one with en-suite and an additional Bathroom. Externally the property benefits from off street parking leading up to a detached double garage, and a gardens to the front and rear. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE 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'.








HOME







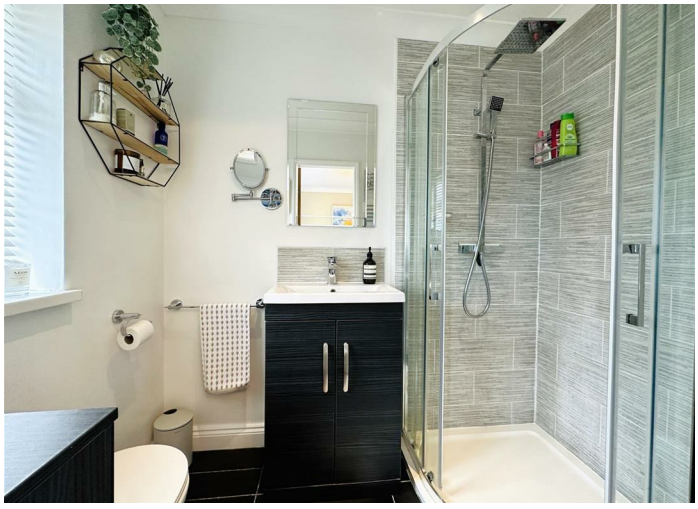

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Welcome to The Bungalow, Crossing Farm





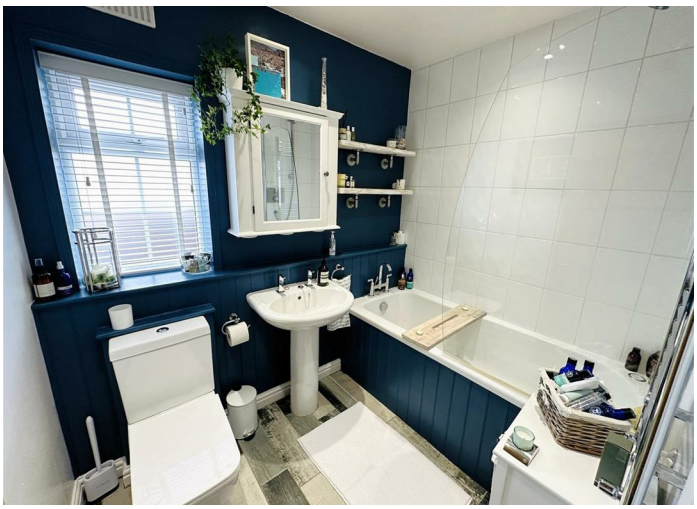









Friends













## PROPERTY OVERVIEW

Nestled in the charming rural village of Asselby, this attractive detached bungalow offers spacious and versatile single-storey accommodation, ideal for a range of buyers seeking a peaceful countryside setting. The well-planned accommodation comprises a welcoming lounge, a fitted kitchen, a separate dining room, three well-proportioned bedrooms, including a generous principal bedroom with the added benefit of an en-suite shower room, and a modern family bathroom. Externally, the property enjoys excellent kerb appeal with a well-maintained front garden, a private driveway providing ample off-road parking, and a detached double garage. To the rear, the enclosed garden offers a private outdoor space, thoughtfully designed with lawned and decked seating areas, making it perfect for relaxing, entertaining, or enjoying the warmer months. Combining comfortable living accommodation with attractive outdoor space in a sought-after village location, this delightful bungalow presents an excellent opportunity to enjoy countryside living whilst remaining within easy reach of nearby towns and local amenities.

## ACCOMMODATION

### Hall
13'3" x 10'9" (4.05m x 3.29m)

### Lounge
17'10" x 14'11" (5.46m x 4.56m )

### Dining Room
11'10" x 10'6" (3.62m x 3.22m)

### Kitchen
12'7" x 11'3" (3.85m x 3.44m)

### Bedroom One
15'5" x 12'6" (4.70m x 3.82m)

### En-Suite
7'2" x 4'6" (2.19m x 1.39m )

### Bedroom Two
10'11" x 9'11" (3.33m x 3.04m )

### Bedroom Three
13'10" x 9'10" (4.22m x 3.02m)

### Bathroom
7'7" x 5'10" (2.32m x 1.78m)

### Side Entrance
9'11" x 4'11" (3.04m x 1.51m)

## EXTERIOR

### Front
Front garden and a driveway leading up to a detached double garage.

### Rear
Fully enclosed rear garden with two decking areas.

### Garage
18'0" x 14'9" (5.49m x 4.52m)

## DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After around one mile at the crossroads turn left onto Knedlington Road. Finally, turn left onto Main Street where the property can then 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 Riding of Yorkshire County Counci
Tax Banding: D

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: Septic Tank
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

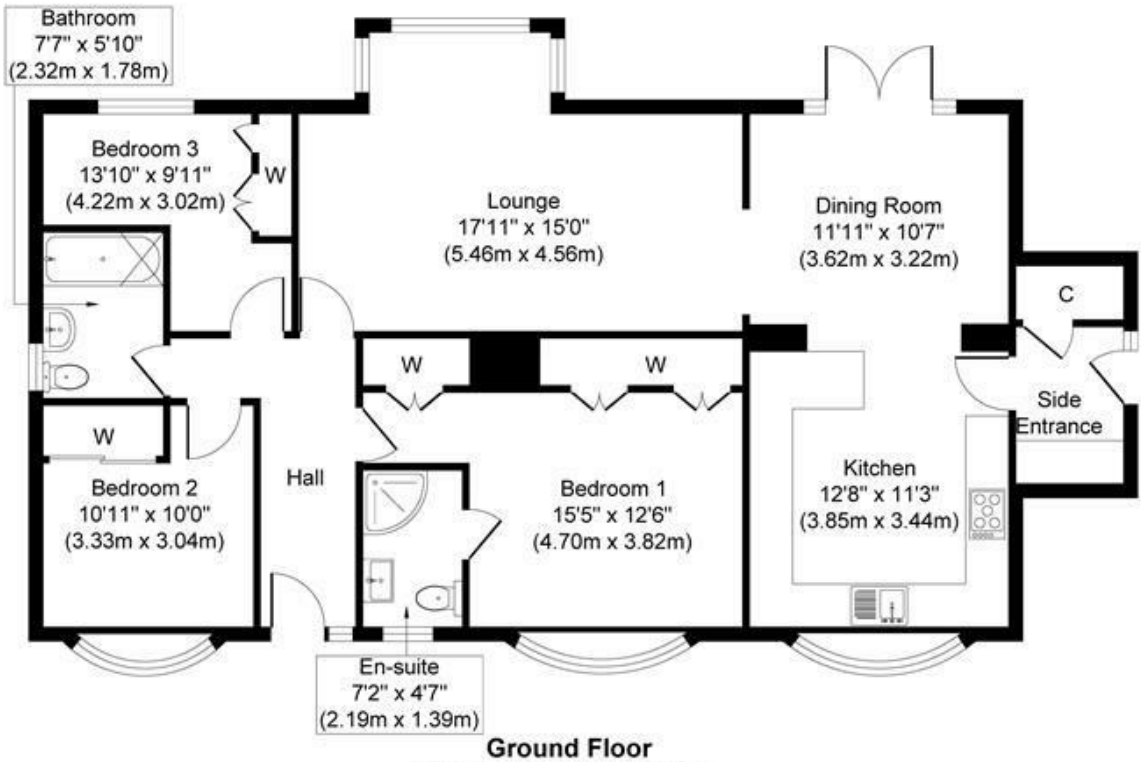
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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**
**1126 sq. ft**
**(104.58 sq. m)**

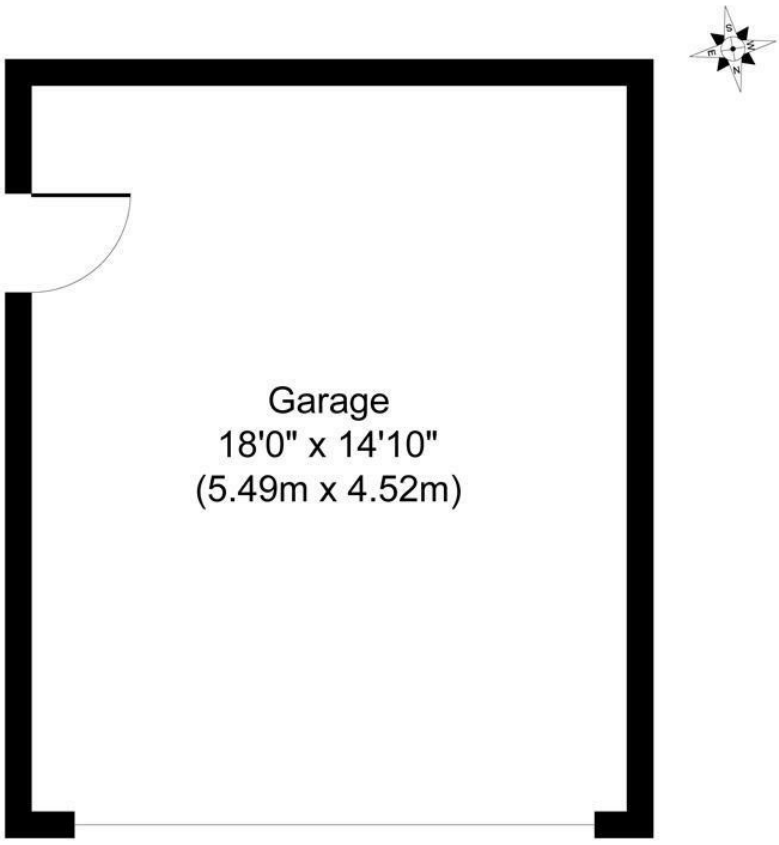
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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**Garage**
**Approximate Floor Area**
**267 sq. ft**
**(24.81 sq. m)**

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