

Park Row



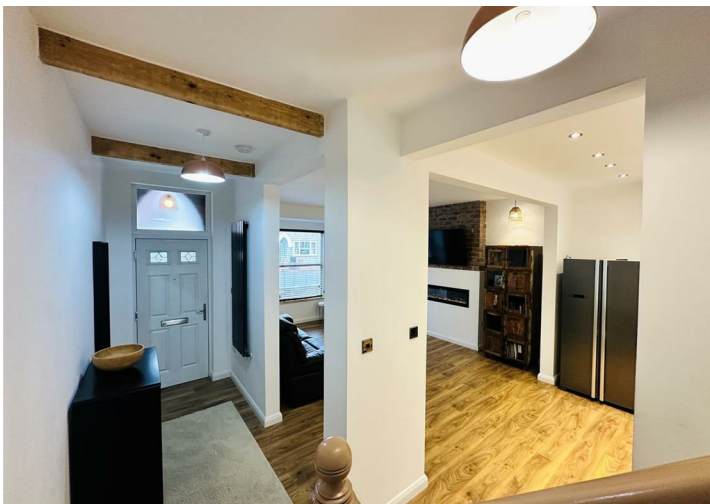
Dunhill Road, Goole, DN14 6SS

Offers Over £190,000

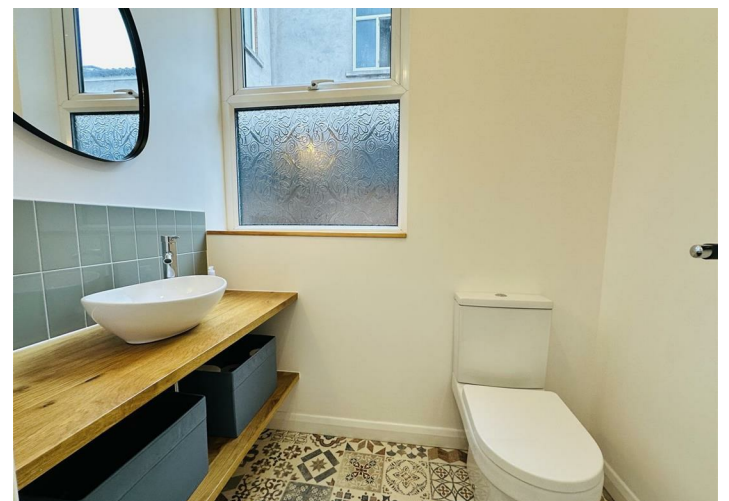


**** FULLY RENOVATED TO A HIGH STANDARD ** SUPERB OPEN-PLAN LIVING **** Situated in the town of Goole, this six bedroom terraced property briefly comprises: Hall, Open Plan Lounge Kitchen Diner, Utility Room and Ground Floor w.c., To the First Floor, four bedrooms and Family Bathroom, whilst the Second Floor offers two further double bedrooms and Shower Room. Externally, the property benefits from low maintenance rear garden with off-street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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'.**

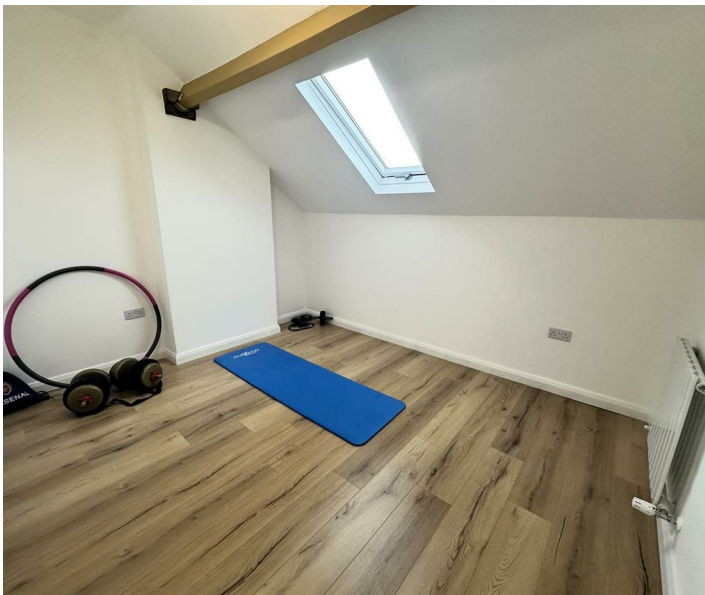














PROPERTY SUMMARY

This fully renovated six-bedroom terraced property, blends contemporary features with spacious living, making it perfect for comfort, style, and practicality in a central Goole location.

The ground floor has been thoughtfully designed to provide a vast, open-plan living area. The spacious lounge seamlessly flows into the modern kitchen-dining area, creating a perfect hub for family life and entertaining. A separate utility room adds convenience, while a ground floor w.c. ensures practicality. The high-end finishes throughout, including sleek flooring and premium fixtures, elevate the space to a truly modern standard.

Upstairs, the first floor hosts four bedrooms, complemented by a stylish and contemporary family bathroom. The second floor offers two further well-proportioned bedrooms and a separate shower room, ideal for guests or older children. Externally, the property benefits from a low-maintenance rear garden with artificial grass, providing a space for relaxation or outdoor dining with the additional advantage of off-street parking.

This exceptional home located just a stone's throw from Goole town centre and perfectly positioned close to local amenities, schools, and transport links, this home is ideal for families looking for contemporary living with plenty of space.

GROUND FLOOR ACCOMMODATION

Open-Plan Lounge Kitchen Diner

29'5" x 17'11" max (8.99m x 5.48m max)

Lounge Area

15'3" x 13'0" into bay (4.66m x 3.98m into bay)

Kitchen Area

12'11" x 11'6" (3.94m x 3.52m)

Utility Room

14'5" x 12'0" (4.40m x 3.68m)

Ground Floor w.c.

6'3" x 3'9" (1.91m x 1.16m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two

12'11" x 11'8" maximum (3.96m x 3.57m maximum)

Bedroom Three

12'11" x 11'7" (3.94m x 3.54m)

Bedroom Five

9'5" x 8'9" (2.88m x 2.69m)

Bedroom Six

8'2" x 5'11" (2.51m x 1.82m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One

13'0" x 11'8" maximum (3.97m x 3.58m maximum)

Bedroom Four

12'11" x 11'7" (3.94m x 3.54m)

Shower Room

6'9" x 5'11" (2.07m x 1.82m)

EXTERIOR

Front

Enclosed front courtyard with pedestrian wrought iron access gate and artificial turf.

Rear

Fully enclosed, predominantly artificial grass with brick-block area and off-street parking.

DIRECTIONS

Leave our Goole office and proceed down Pasture Road towards the mini roundabout, take the first exit onto Centenary Road. Take the fourth left turning onto Clifton Gardens. At the end of Clifton Gardens turn left onto Boothferry Road. Take a right onto Dunhill Road where the property can be clearly identified by a 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: Freehold

Local Authority: East Riding of 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 Mains

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.

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.

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.

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:

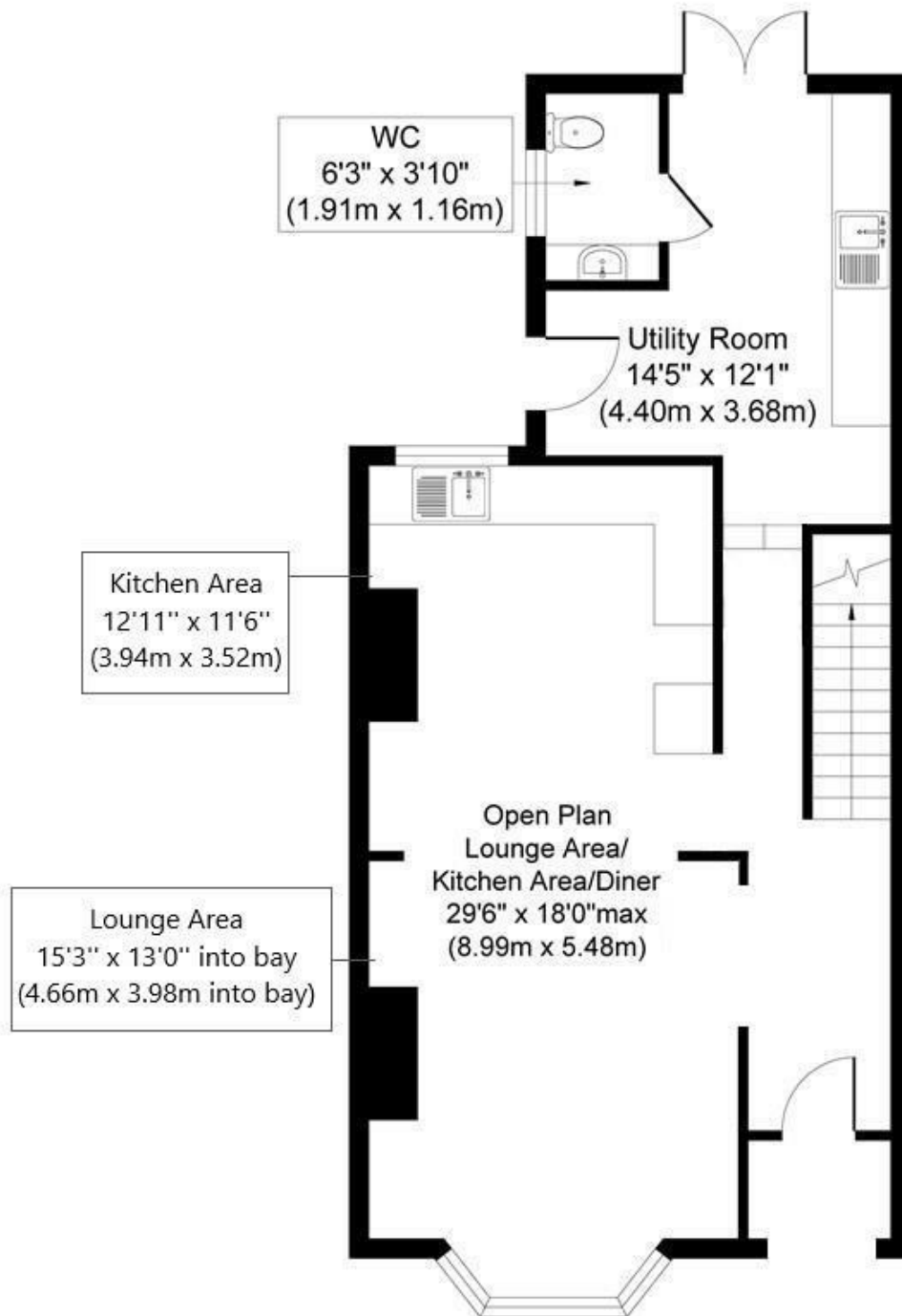
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

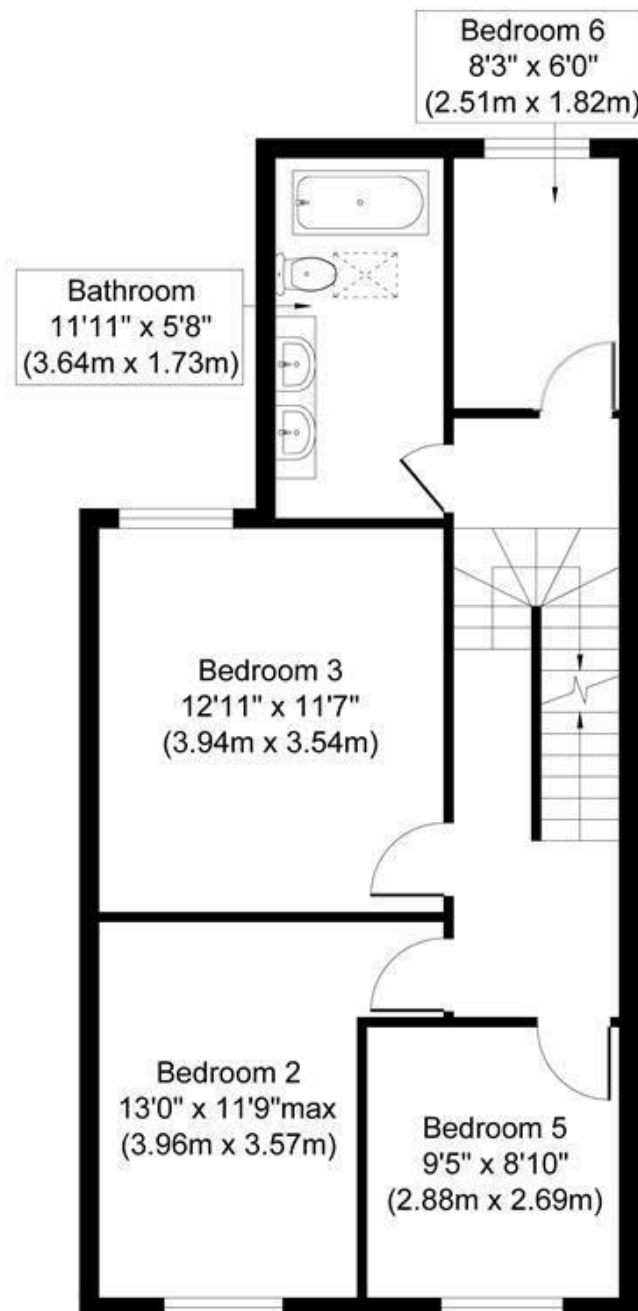
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
610 sq. ft
(56.66 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.

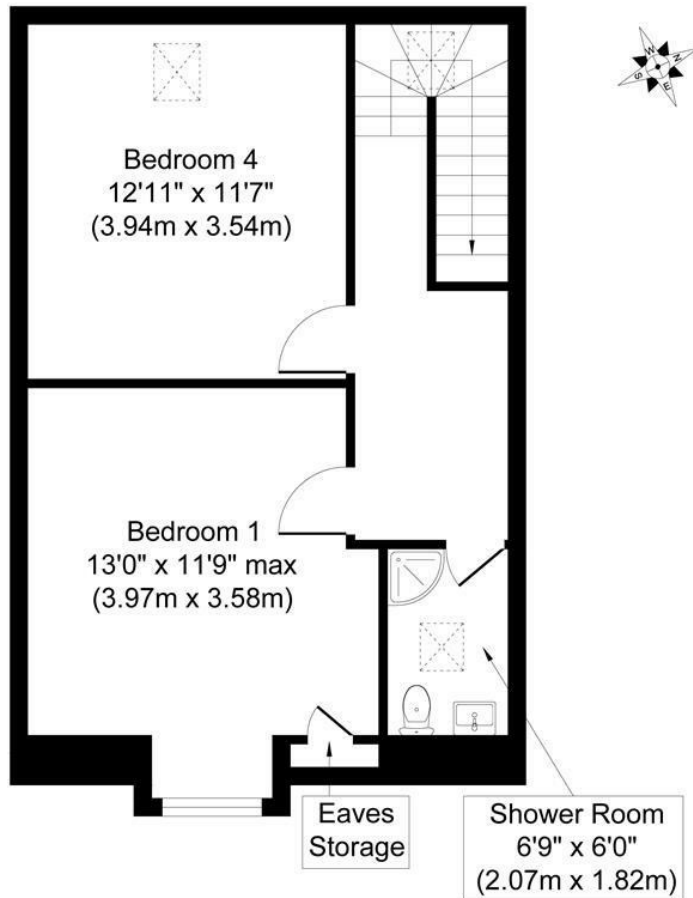
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First Floor
Approximate Floor Area
598 sq. ft
(55.60 sq. m)

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Second Floor
Approximate Floor Area
464 sq. ft
(43.12 sq. m)

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