

# Park Row



**Marshfield Avenue, Goole, DN14 5JH**

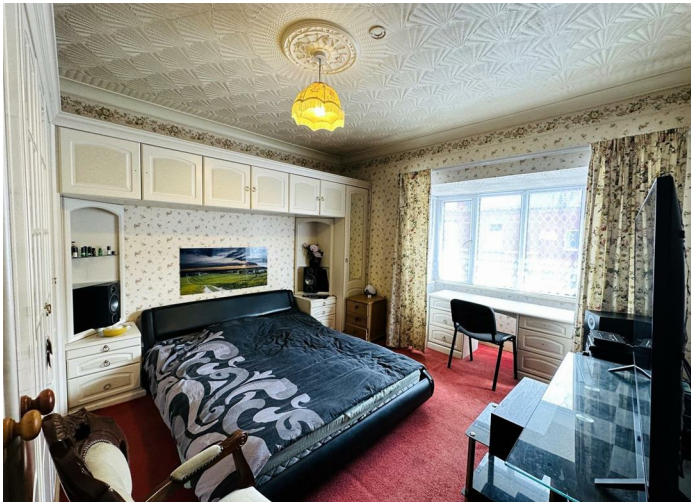
**Offers Over £120,000**



**\*\*CLOSE TO TRANSPORT LINKS\*\*NO UPWARD CHAIN\*\*** Situated in Goole this mid-terraced property briefly comprises: Lobby, Dining Room, Lounge and Kitchen/Diner. To the First Floor are two bedrooms and a family Bathroom. To the Second Floor are two further bedrooms. Externally the property benefits from fully enclosed low maintenance rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 generously sized four-bedroom mid-terrace property, set across three floors, offers an excellent opportunity for buyers looking to put their own stamp on a home. While the interior would benefit from modernisation, the space and layout provide a solid foundation for a well-proportioned family residence or investment project.

The property opens into a small lobby, leading into a separate dining room and a good-sized lounge. To the rear is a kitchen/diner providing plenty of room for a modern family space with direct access to the rear garden.

The first floor comprises bedroom one, bedroom four, and a family bathroom. The layout offers flexibility for reconfiguration or refurbishment to suit modern needs.

On the top floor are two further double bedrooms (bedroom two and bedroom three), offering spacious accommodation with potential for home offices or guest rooms.

Located in a well-established residential area with access to local shops, schools, and transport links, this property is ideal for buyers seeking a renovation project with plenty of scope.

## GROUND FLOOR ACCOMMODATION

### Lobby

4'0" x 4'0" (1.23m x 1.23m)

### Dining Room

14'6" x 12'10" (4.44m x 3.93m)

### Lounge

12'10" x 12'9" (3.93m x 3.90m)

### Kitchen/Diner

18'0" x 7'9" (5.51m x 2.37m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'2" x 12'11" (4.64m x 3.95m)

### Bedroom Four

10'5" x 5'11" (3.20m x 1.81m)

### Bathroom

10'4" x 6'6" (3.17m x 1.99m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

12'11" x 12'6" (3.96m x 3.82m)

### Bedroom Three

12'10" x 8'9" (3.93m x 2.68m)

## EXTERIOR

### Front

The front garden area is bordered with a brick wall and has an herbaceous border with shrubs.

### Rear

The rear garden is fully enclosed and fully flagged for low maintenance, featuring raised borders and a brick-built storage unit.

## DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn left onto Lime Tree Avenue and then turn right onto Broadway. Turn right onto Kingsway and then left onto Marshfield Road. Finally, take a left onto Marshfield Avenue where the property can be clearly identified by a Park Row '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.

## 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:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold  
Local Authority: East Riding Of Yorkshire Council  
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.

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


Electricity: Mains  
Heating: Mains Gas  
Sewerage: Mains  
Water: Mains

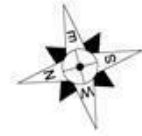
Broadband: Ultrafast (FTTP)  
Mobile: 5G

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.





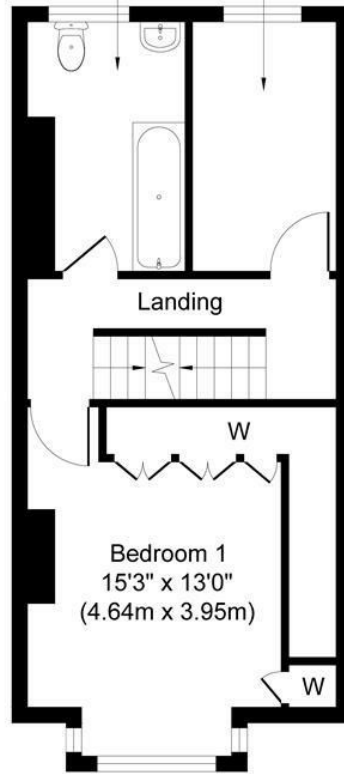
**Ground Floor**  
**Approximate Floor Area**  
**525 sq. ft**  
**(48.75 sq. m)**

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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Bathroom  
10'5" x 6'6"  
(3.17m x 1.99m)

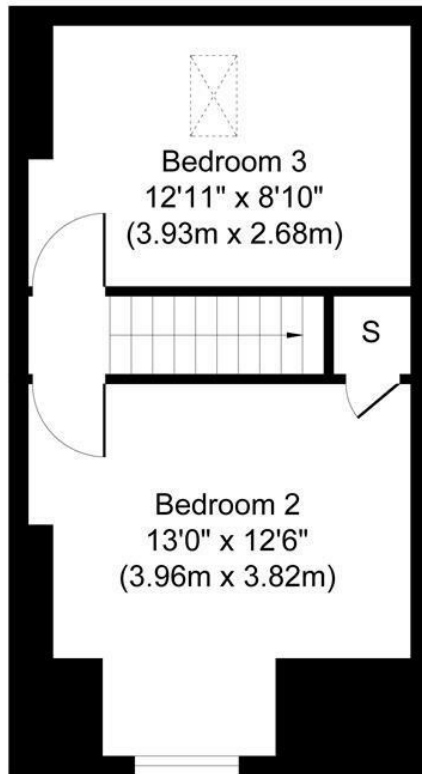
Bedroom 4  
10'6" x 5'11"  
(3.20m x 1.81m)



**First Floor**  
**Approximate Floor Area**  
**382 sq. ft**  
**(35.45 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.47 sq. m)**

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-95	<b>A</b>			02-10	<b>A</b>		
81-91	<b>B</b>			11-15	<b>B</b>		
69-80	<b>C</b>			16-20	<b>C</b>		
55-68	<b>D</b>			21-25	<b>D</b>		
49-54	<b>E</b>			26-30	<b>E</b>		
45-48	<b>F</b>			31-35	<b>F</b>		
39-44	<b>G</b>			36-40	<b>G</b>		
1-38				41-45			
All energy efficient - higher running costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	