Park Rôw

Palm Grove Court, Thorne, Doncaster, DN8 4EB

Offers Over £80,000

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** 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'

Park Row
Proactive
for
Sale

PROPERTY SUMMARY

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" x8'9" (3.85m x2.67m)

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

Bathroom

EXTERIOR

Outside

DIRECTIONS

Leaving Goole 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

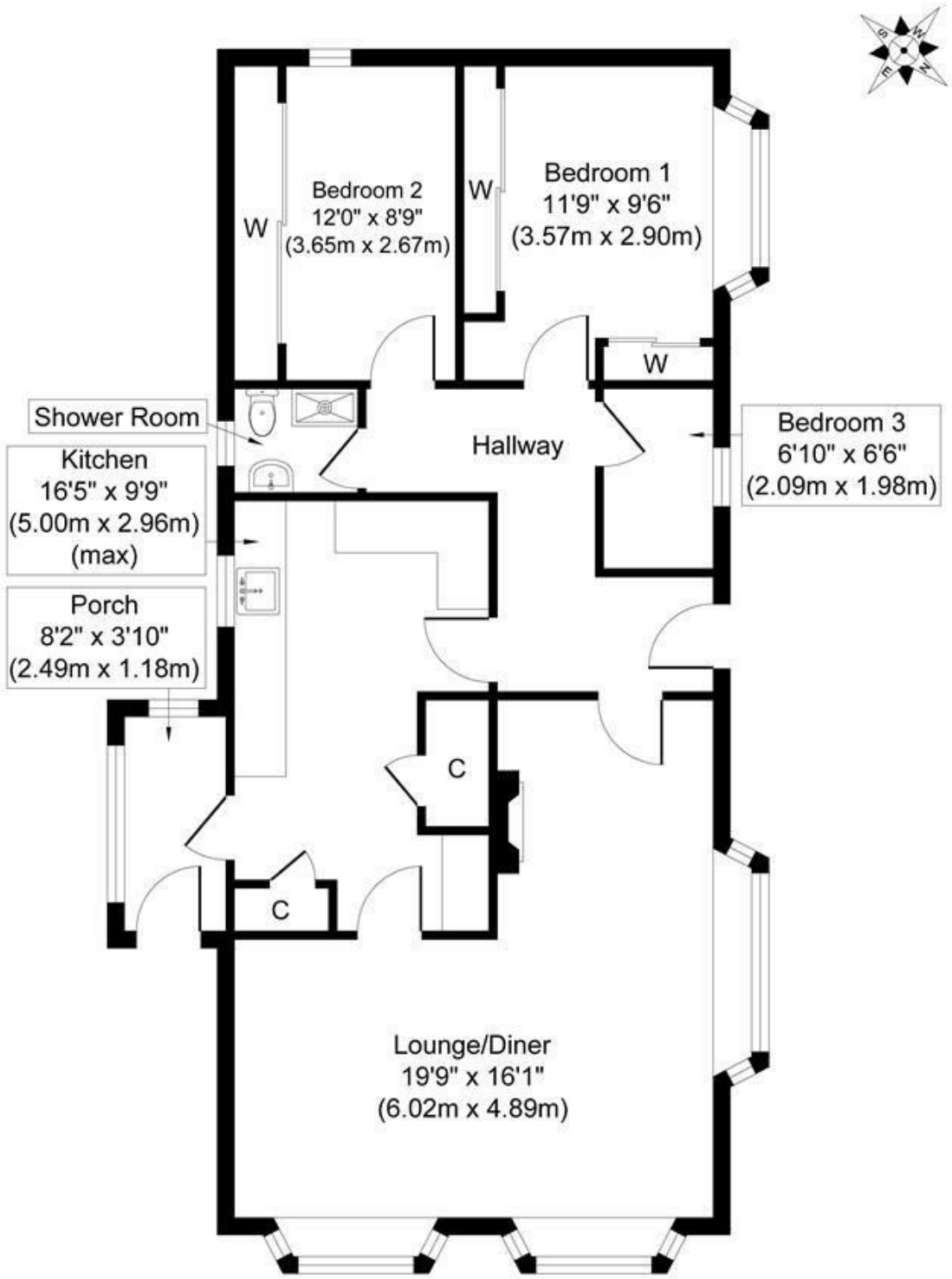
Electricity: Mains
Heating: Gas
Sewerage: Mains
Water: Mains

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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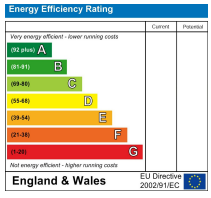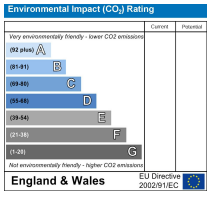
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