Park Rôw

Ivy Park Road, Goole, DN14 6YG

Offers Over £190,000

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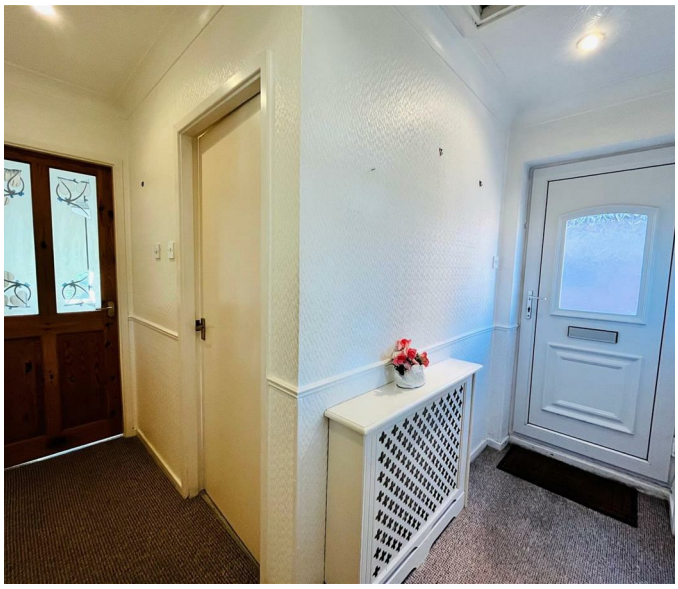
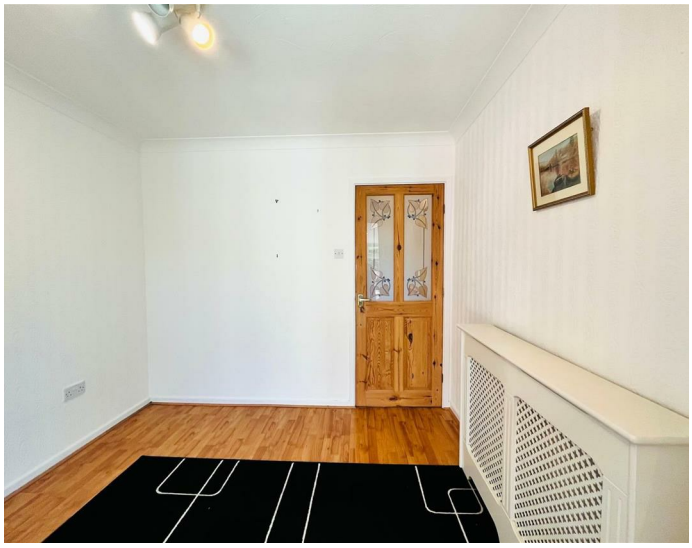
NO ONWARD CHAIN VACANT POSSESION** Situated in Goole, this detached Bungalow property briefly comprises: Hallway, Kitchen, Lounge, Two Bedrooms, Bathroom and a Conservatory. Externally, the property has an enclosed rear garden and a driveway with a single garage to the side. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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 two bedroom detached bungalow is situated in a quiet and peaceful location, offering comfortable single level living. The property features a welcoming hallway, a kitchen, a spacious living room, two bedrooms, a bathroom, and a bright conservatory overlooking the garden. Outside, there is a driveway providing off-street parking, leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved seating area, ideal for relaxing outdoors.

GROUND FLOOR ACCOMMODATION

Hallway
9'8" x 9'8" (2.96m x 2.97m)

Kitchen
8'11" x 8'6" (2.73m x 2.61m)

Lounge
15'7" x 9'9" (4.77m x 2.98m)

Bedroom One
12'7" x 7'6" (3.86m x 2.29m)

Bedroom Two
7'11" x 9'1" (2.43m x 2.79m)

Conservatory
8'11" x 8'2" (2.73m x 2.50m)

Shower Room
6'0" x 5'9" (1.84m x 1.76m)

EXTERIOR

Front
To the front there is a driveway offering ample off-street parking and a single garage.

Rear
To the rear of the property is an enclosed lawned garden with a paved area.

DIRECTIONS

Leaving our office on Pasture Road head onto Westfield Avenue , turning right onto Newclose Lane and then left onto Thorntree Lane and then Right onto Ivy Park Road where the property can be clearly identified by our Park Row 'For Sale' board.

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.

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.

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

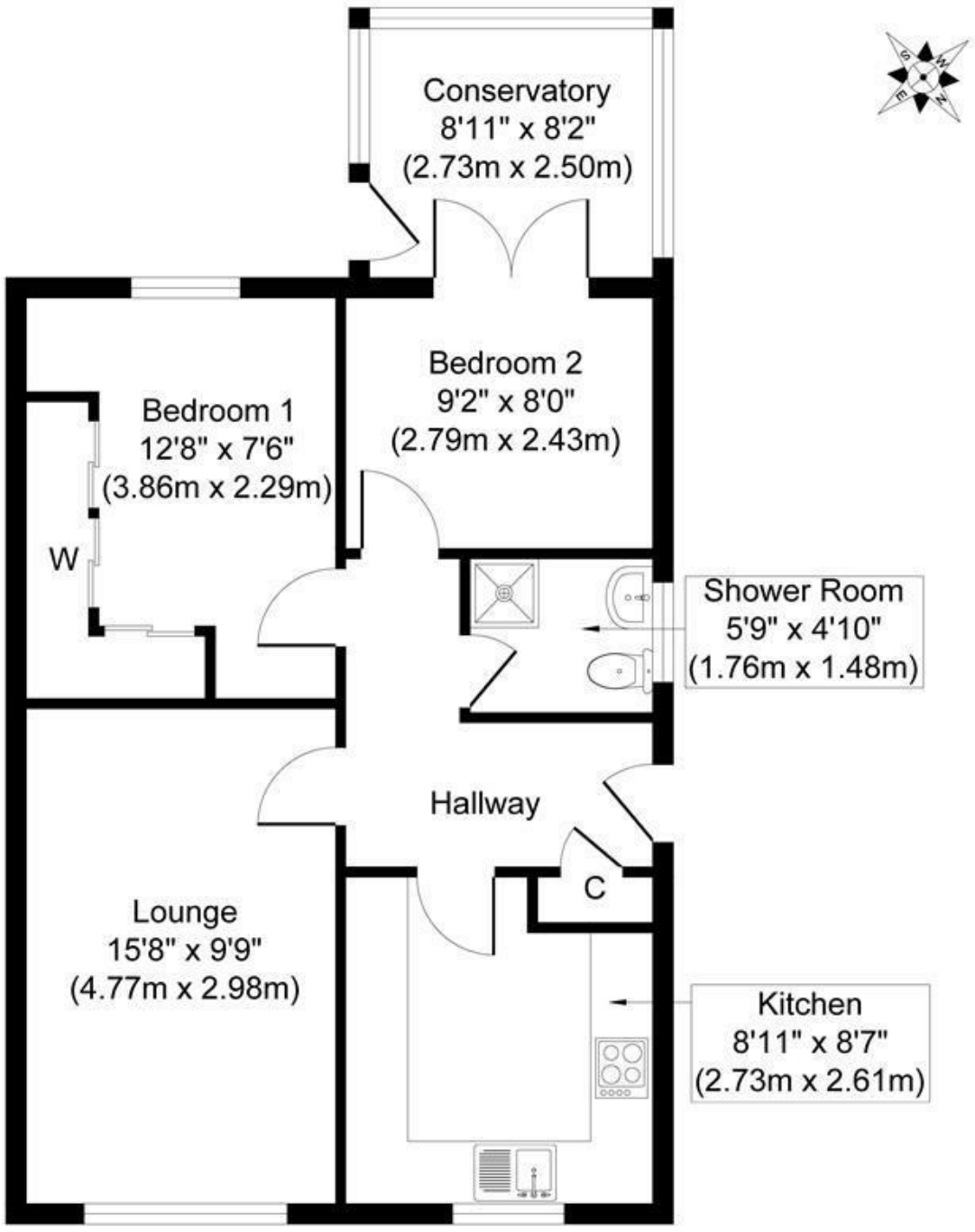
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and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



Approximate Floor Area
644 sq. ft
(59.82 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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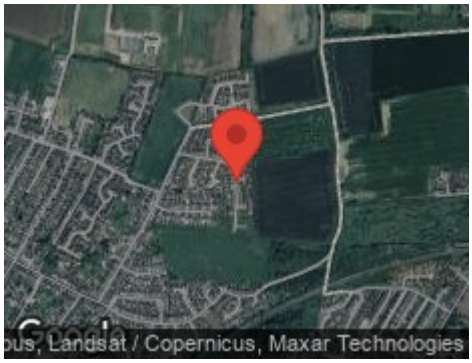

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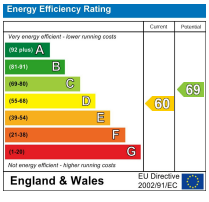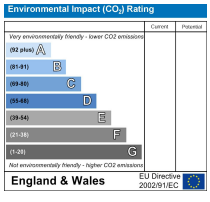
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