

# Park Row



**Heber Street, Old Goole, Goole, DN14 5RU**

**Offers Over £80,000**



**\*\* SOUTH WEST FACING REAR GARDEN \*\*** Situated in Old Goole, this mid terrace property briefly comprises: Lounge, Dining Room, Kitchen, Ground Floor w.c and Utility. To the First Floor are two bedrooms and a Bathroom. Externally, the property has an enclosed yard to the rear. **VIEWING IS 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'**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top section having double glazed frosted and coloured glass panels to the front elevation leading into:

### Lounge

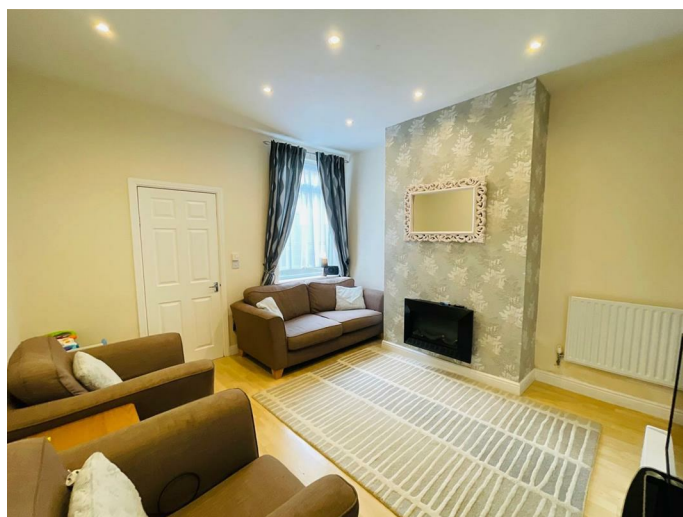
14'0" x 12'2" (4.29m x 3.71m)



UPVC skylight frosted window above the front door and uPVC double glazed window to the front elevation. Storage cupboard, wood effect flooring and central heating radiator.

### Dining Room

13'2" x 12'1" (4.02m x 3.70m)



UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring and television and telephone points. Stairs leading to First Floor Accommodation with handrail and door leading off into:



### Kitchen

11'5" x 6'7" (3.48m x 2.03m)



Range of maple effect base and wall units in a 'shaker' style with brushed chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminate work surface with tiled splashback. Integrated appliances include: brushed steel electric oven, brushed steel four ring gas hob and brushed steel electric extractor fan over benefiting from downlighting. UPVC door with top section having double glazed frosted panel to the side elevation and uPVC double glazed window to the side elevation. Tiled flooring and door leading into:



### Utility Room

8'11" x 6'0" (2.73m x 1.84m)



Range of maple effect base and wall units in a 'shaker' style with brushed chrome 'T' bar handles. Plumbing for washing machine and central heating boiler. UPVC double glazed window to the side elevation, tiled flooring and door leading off into:

### Groundfloor w.c

3'2" x 3'0" (0.97m x 0.93m)



White low flush w.c with chrome fittings. UPVC double glazed frosted window to the side elevation, extractor fan and tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### Landing

Loft access, central heating radiator and doors leading off.

#### Bedroom One

12'2" x 11'2" (3.71m x 3.41m)



Traditional cast inset fireplace. UPVC double glazed window to the front elevation and central heating radiator.



**Bedroom Two**  
13'1" x 9'1" (4.01m x 2.78m)



**Bathroom**  
10'7" x 6'9" (3.23m x 2.07m)



Overstairs storage cupboard. UPVC double glazed window to the rear elevation, central heating radiator and television point.



White freestanding roll top bath with chrome taps over. Separate shower cubicle with chrome trimmed sliding doors and chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The room is tiled to mid height. UPVC double glazed frosted window to the rear elevation, extractor fan and tiled flooring.

## EXTERIOR-Front



Pedestrian footpath.

## Rear



Pathway running along the side leading into the Rear. The rear is fully enclosed with brick wall and timber fence. Timber pedestrian access gate giving access to service lane.

## DIRECTIONS

From our branch on Pasture Road, Goole, head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street and keep right to continue onto Coronation Street. Continue onto Lower Bridge Street and further onto Bridge Street. Turn right onto Cottingham Street and then left onto Heber Street. The property will be clearly identified by our Park Row Properties 'For Sale' board.

## TENURE: Freehold

## LOCAL AUTHORITY: East Riding of Yorkshire

Band: A

## 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

Please note: The Local Authority, Tax Banding and Tenure 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 Practises) 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

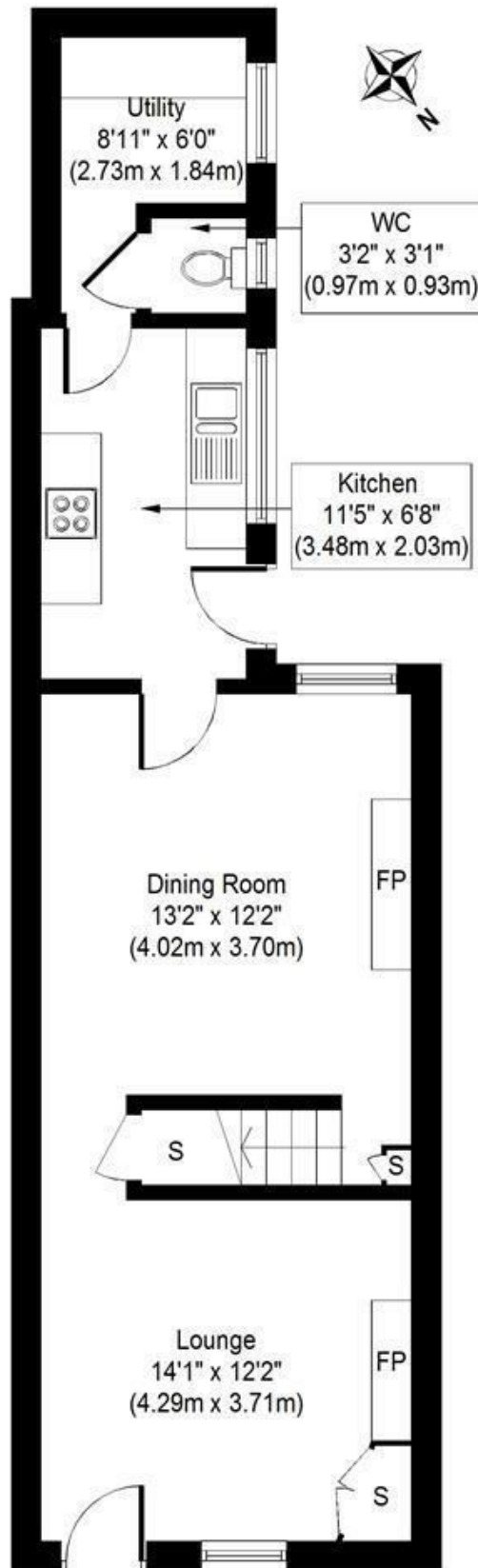
CASTLEFORD - 01977 558480

## 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.

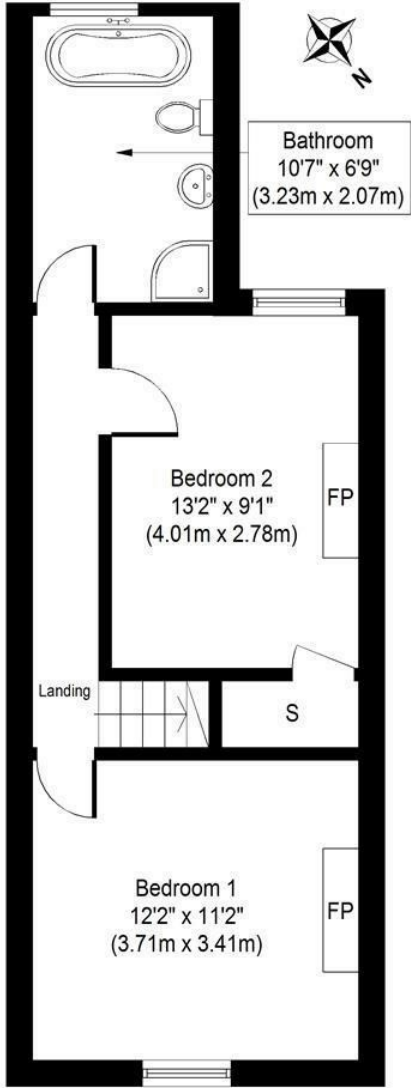




**Ground Floor**  
**Approximate Floor Area**  
**475 Sq. ft.**  
**(44.1 Sq. m.)**

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 misstatement. 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**  
**411 Sq. ft.**  
**(38.2 Sq. m.)**

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