

Park Row



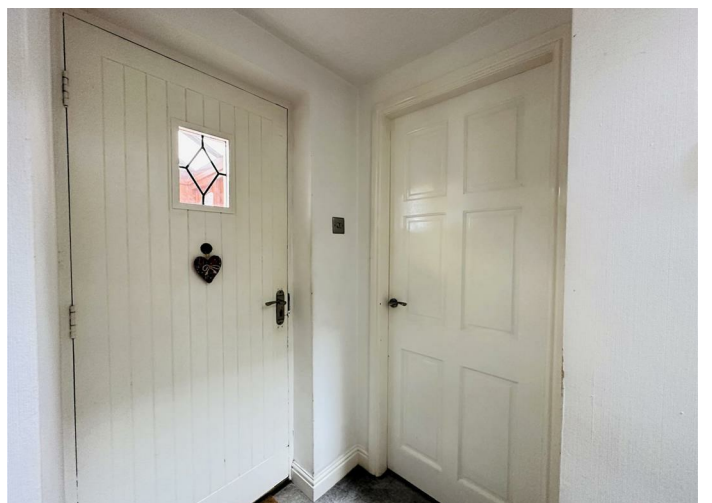
Hook Road, Goole, DN14 5JB

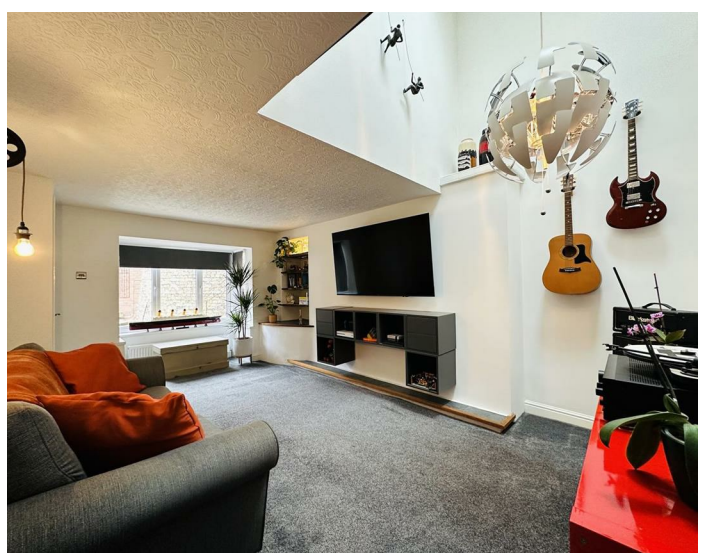
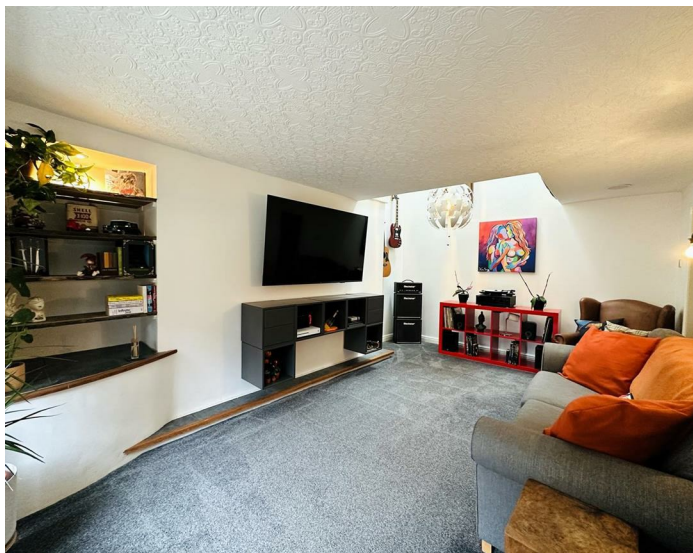
Offers Over £190,000



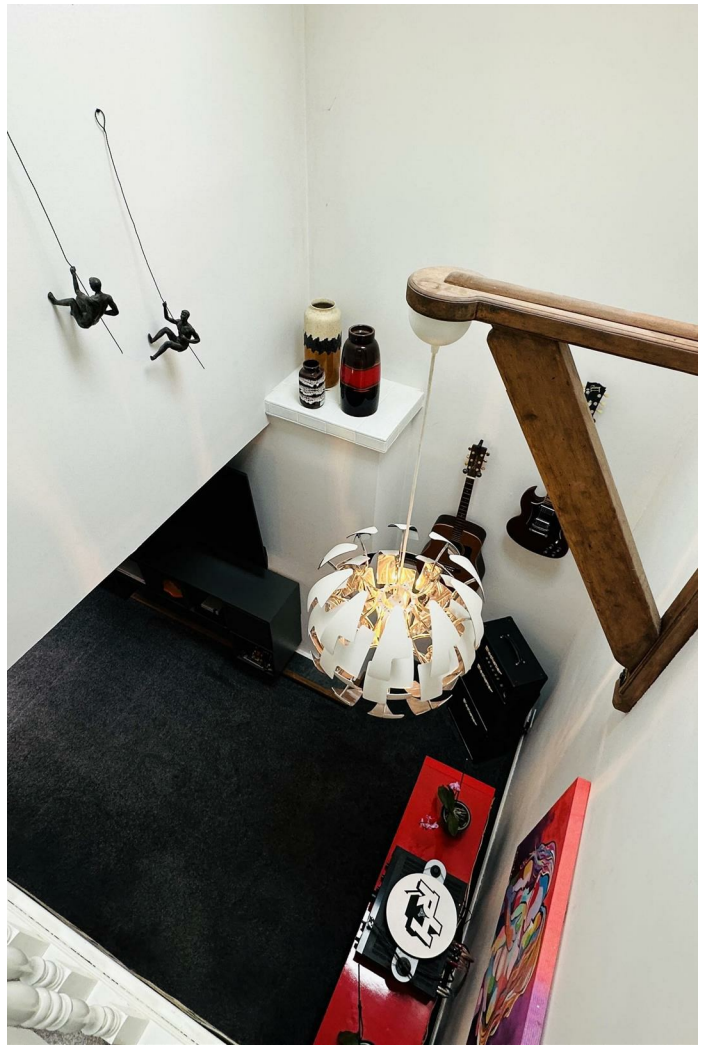
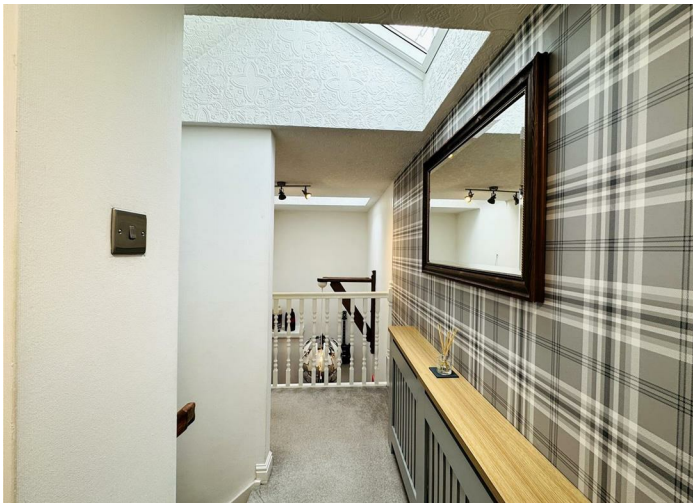
**** DOUBLE BEDROOMS ** GARAGE ** EXCLUSIVE DEVELOPMENT **** Situated on Hook Road, one of the most sought-after areas in Goole, this semi-detached home briefly comprises: Conservatory, Hall, Lounge and Kitchen Diner. To the First Floor. the mezzanine looks over the Lounge with an additional skylight window offering additional natural light to both the Ground and First Floors. Both bedrooms are spacious and are double rooms with the contemporary bathroom benefitting from both bath and walk-in shower. Externally the property has an enclosed South-facing garden incorporating a feature wall of Shuffleton Mill, garage and off street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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

Nestled within an exclusive development in the highly sought-after Hook Road area of Goole, this charming semi-detached home offers the perfect blend of modern comfort and traditional character. Finished to a high standard throughout, the property features spacious double bedrooms and elegant details, creating a truly unique home.

Ideal for professional couples, first-time buyers, or investors, this residence also benefits from a private south-facing garden - perfect for relaxing or entertaining. The attractive, decorative block-paved shared courtyard provides access to a garage and additional parking, ensuring both convenience and appeal.

Entrance

Conservatory

11'3" x 7'1" (3.43m x 2.17m)

Inner Hall

Lounge

18'7" x 11'5" (5.67m x 3.50m)

Kitchen Diner

16'5" x 14'11" (5.02m x 4.56m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'2" x 12'5" (4.63m x 3.80m)

Bedroom Two

14'10" x 10'2" (4.54m x 3.11m)

Bathroom

11'4" x 6'3" (3.47m x 1.93m)

EXTERIOR

Front

Decoratively stoned area, fully enclosed with brick wall and including feature 'Shuffleton Mill' wall, with access door to garage and set behind a decorative wrought pedestrian access gate.

Garage and Parking

Shared courtyard with access to garage and additional off street parking.

Directions

From our branch on Pasture road head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street turns left and

becomes Hook Road where the property can be clearly identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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

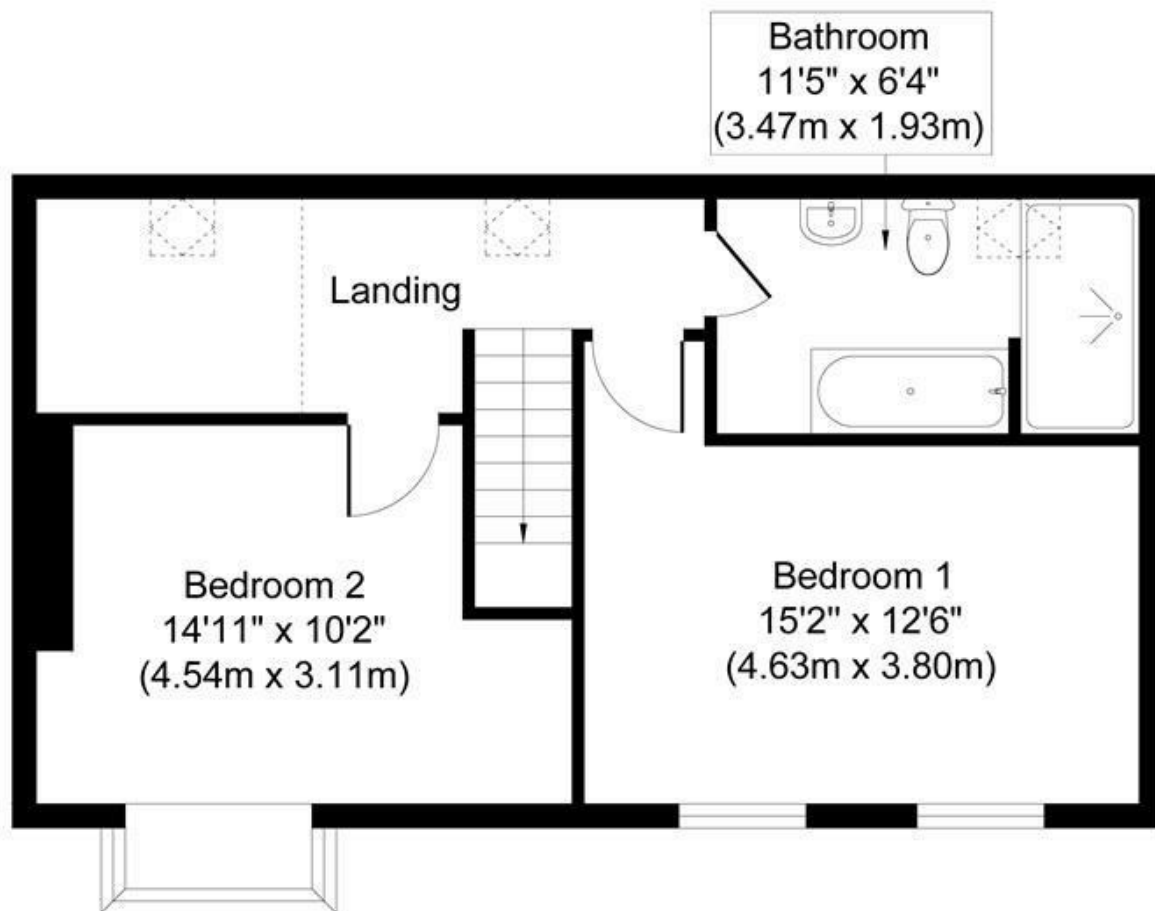
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

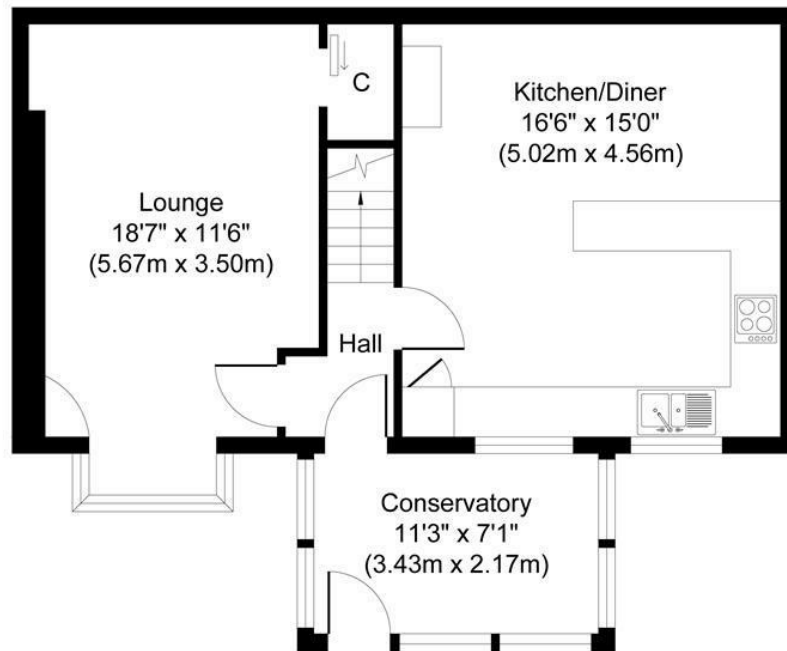
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



First Floor
Approximate Floor Area
496 sq. ft
(46.10 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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Ground Floor
Approximate Floor Area
584 sq. ft
(54.23 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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 goole@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **70**
 Potential Energy Rating: **84**