Park Rôw

Oak Avenue, Goole, DN14 5UU

Offers Over £125,000

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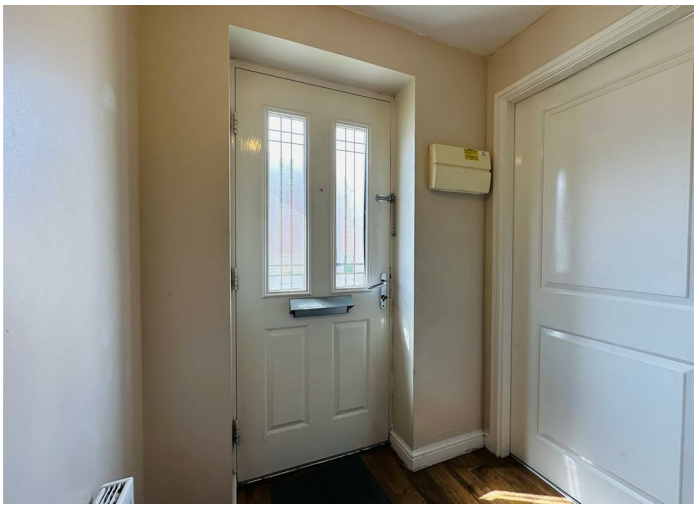
IDEAL FOR FIRST TIME BUYERSGROUND FLOOR W.C** Situated in Old Goole, this mid-terrace home briefly comprises: Hall, Lounge, Inner Hall, Ground Floor W.C, Kitchen Diner. To the first floor are three Bedrooms and a bathroom. Externally, to the front the property is a small lawn with paved walkway whilst the rear is enclosed with a rear gate to allocated parking space. 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'.



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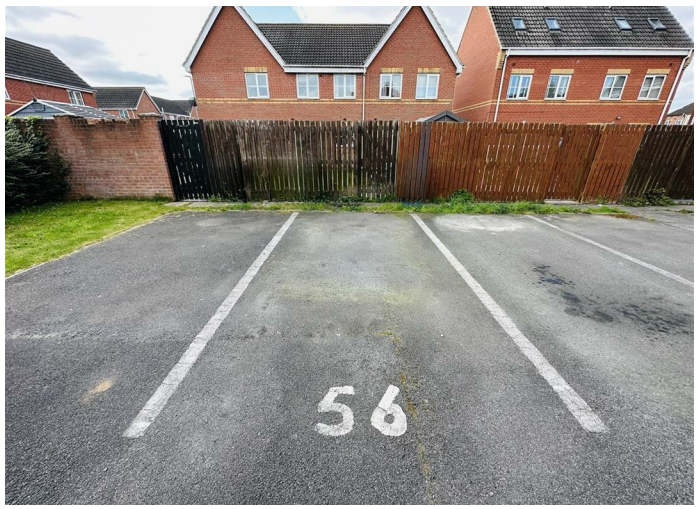
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PROPERTY OVERVIEW

Situated in Old Goole, this property offers practical and comfortable living space. The ground floor includes an entrance hall, a bright lounge, a useful ground floor W.C., and a spacious kitchen diner, ideal for everyday living and entertaining.
Upstairs, there are three bedrooms and a family bathroom, providing plenty of space for a range of buyers.
Outside, the property benefits from an enclosed rear garden, mainly laid to lawn, with gated access leading to an allocated parking space, offering both privacy and convenience.
The property is well placed for local amenities, schools, and transport links, with Goole town centre just a short distance away.

GROUND FLOOR ACCOMMODATION

Hall
6'8" x 5'6" (2.04m x 1.70m)

Lounge
14'9" x 10'4" (4.51m x 3.17m)

Inner Hall
4'7" x 2'10" (1.42m x 0.87m)

Ground Floor W.C
5'6" x 2'11" (1.69m x 0.91m)

Kitchen Diner
13'6" x 10'5" (4.14m x 3.18m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'8" x 8'1" (4.17m x 2.47m)

Bedroom Two
10'4" x 7'5" (3.15m x 2.27m)

Bedroom Three
7'3" x 6'9" (2.22m x 2.06m)

Bathroom
7'4" x 6'4" (2.26m x 1.95m)

EXTERIOR

Front
Lawned area with paved walkway to front door.

Rear
Enclosed garden with gate access to allocated parking space.

DIRECTIONS

Leave our Goole office on Pasture Road and head south towards Boothferry Road. Then, turn right onto Mariners Street and keep right to continue on Coronation Street. Continue on to Lower Bridge Street, continue over the bridges, and then take an immediate right on to Cottingham Street and then take the fourth left turning onto Manor Road and then the second left turning onto Beech Grove. Finally, turn right onto Oak Avenue where the property can be clearly identified by our Park Row Properties '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.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Yorkshire County 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.

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

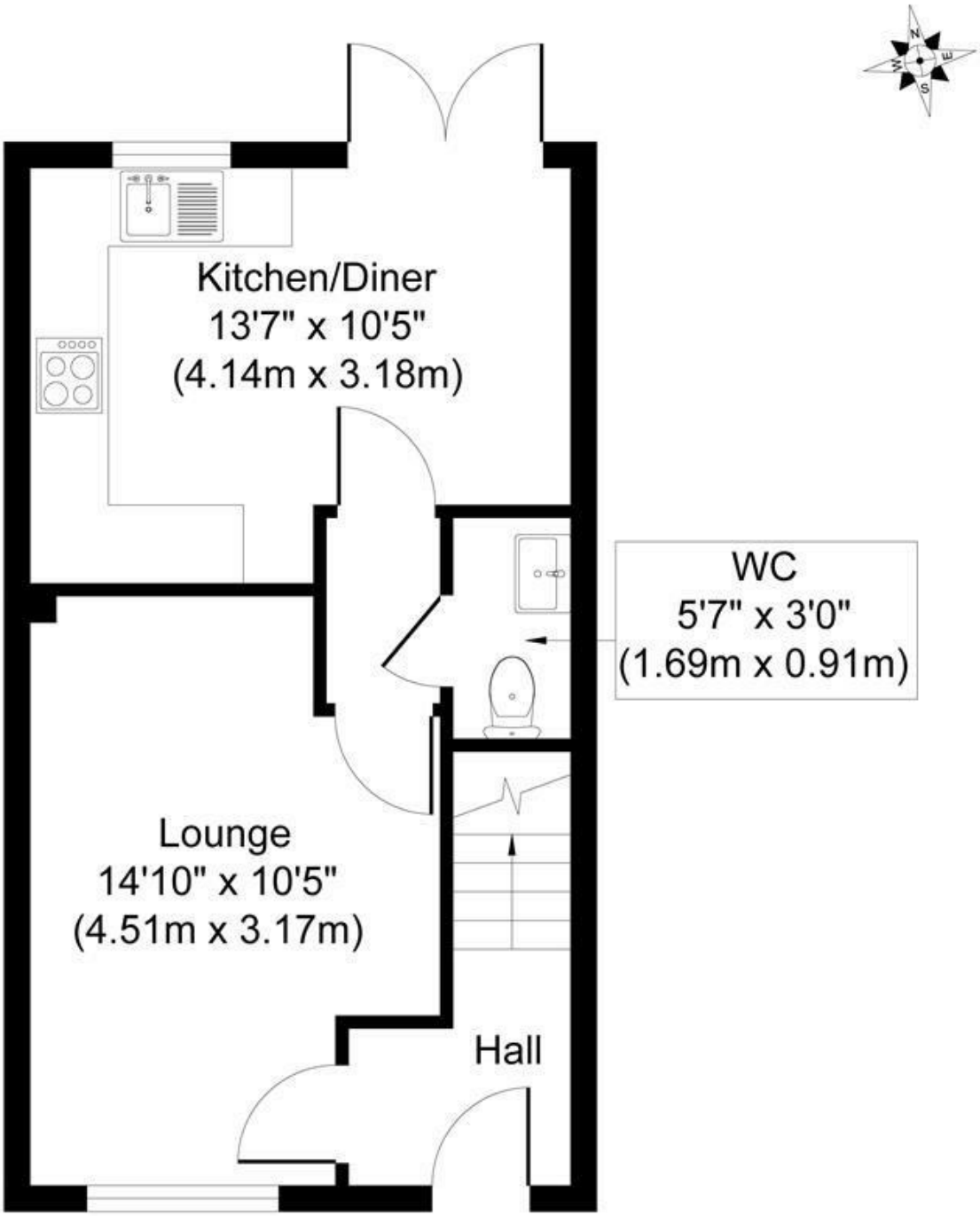
this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage 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



Ground Floor
Approximate Floor Area
347 sq. ft
(32.25 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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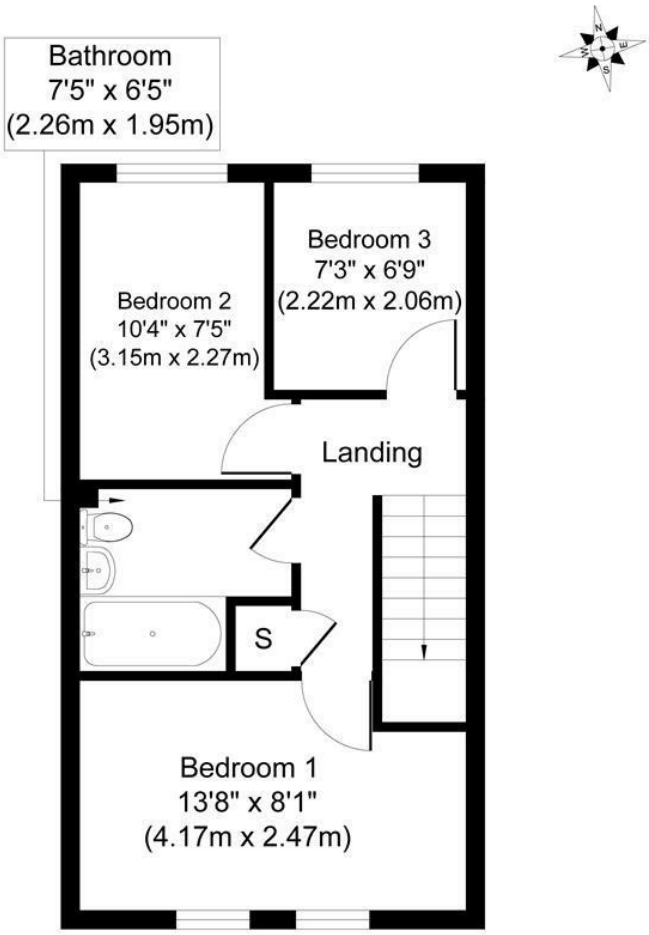

First Floor
Approximate Floor Area
347 sq. ft
(32.25 sq. m)

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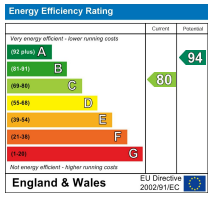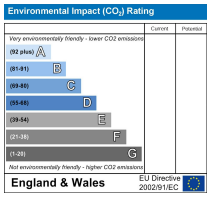
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