

Park Row



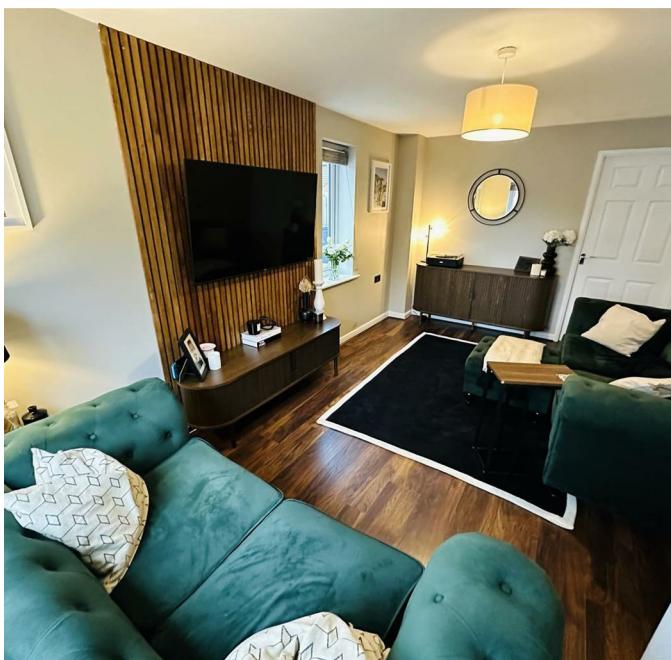
Cambridge Drive, Thorne, Doncaster, DN8 4FD

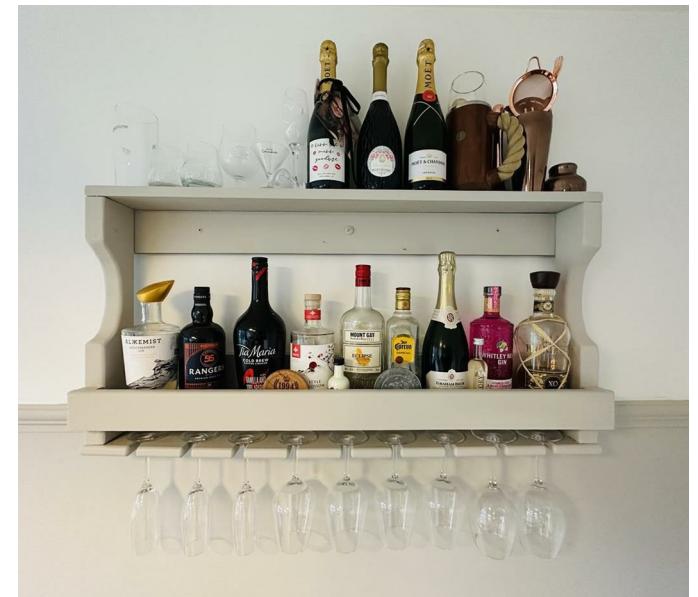
Offers Over £160,000



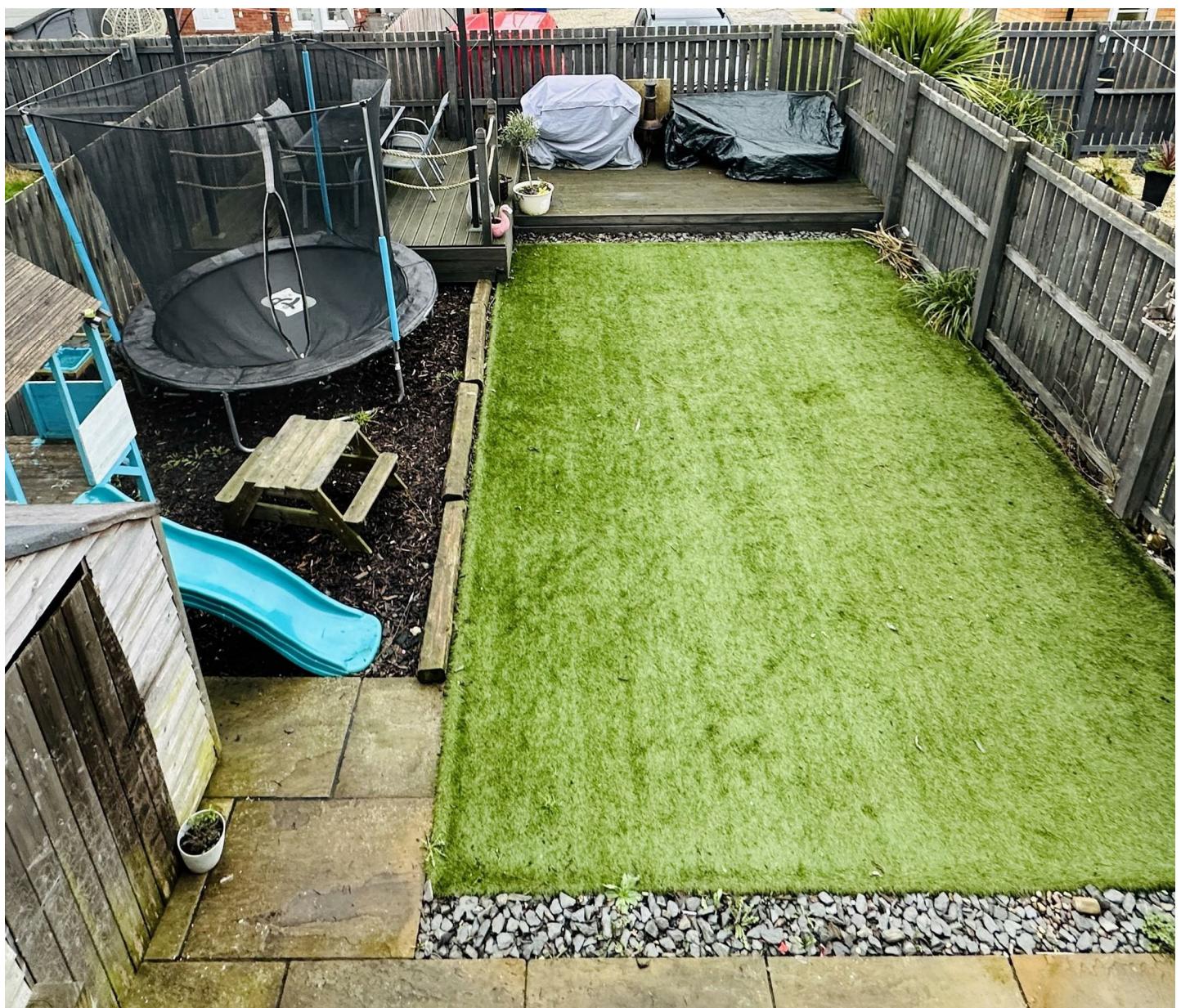
****GROUND FLOOR W.C.** INVESTMENT OPPORTUNITY**** Situated in Thorne, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner and Ground Floor w.c. first floor has three Bedrooms and family Bathroom. Externally to the front is off street parking and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE OF 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'.**











PROPERTY OVERVIEW

This well-presented semi-detached home is located in the popular market town of Thorne and offers comfortable, modern living ideal for families and first-time buyers alike. The ground floor briefly comprises an entrance hall, spacious lounge, and a modern kitchen diner providing an excellent space for everyday living and entertaining, along with the added convenience of a ground floor W.C.

To the first floor are three bedrooms, including a generous main bedroom and two further well proportioned rooms, all served by a contemporary family bathroom. Externally, the property benefits from off-street parking to the front, while to the rear is a low maintenance artificial lawn garden featuring a decking area ideal for outdoor seating and a wood-shavings play area, perfect for children.

Situated close to a range of local amenities including shops, schools, and cafes, the property also enjoys excellent transport links, with easy access to motorway networks and rail connections, making it ideal for commuters. Early viewing is highly recommended to appreciate all this home has to offer.

GROUND FLOOR ACCOMMODATION

Hall

6'8" x 5'4" (2.04m x 1.65m)

Lounge

16'1" x 9'11" (4.91m x 3.04m)

Kitchen Diner

13'5" x 11'6" (4.11m x 3.51m)

Ground Floor w.c

5'8" x 3'2" (1.73m x 0.98m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'6" x 8'3" (4.14m x 2.52m)

Bedroom Two

12'4" x 7'0" (3.76m x 2.15m)

Bedroom Three

9'0" x 6'2" (2.75m x 1.88m)

EXTERIOR

Front

To the front is a paved walkway to the front door with a stoned driveway to the side of the house.

Rear

To the rear is a paved walk way, an artificial grass area with a decked seating area and wood chipping area.

DIRECTIONS

From the M18, take Junction 6 and then take the A614 exit to Thorne onto Selby Road/A614. At the roundabout, take the 2nd exit onto Selby Road/A614 then turn left onto Field Road. Continue onto King Edward Rd and then onto Marshland Rd. Finally take a left onto the new build estate. The property is situated on Cambridge Drive and 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: South Yorkshire County Council

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.

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:

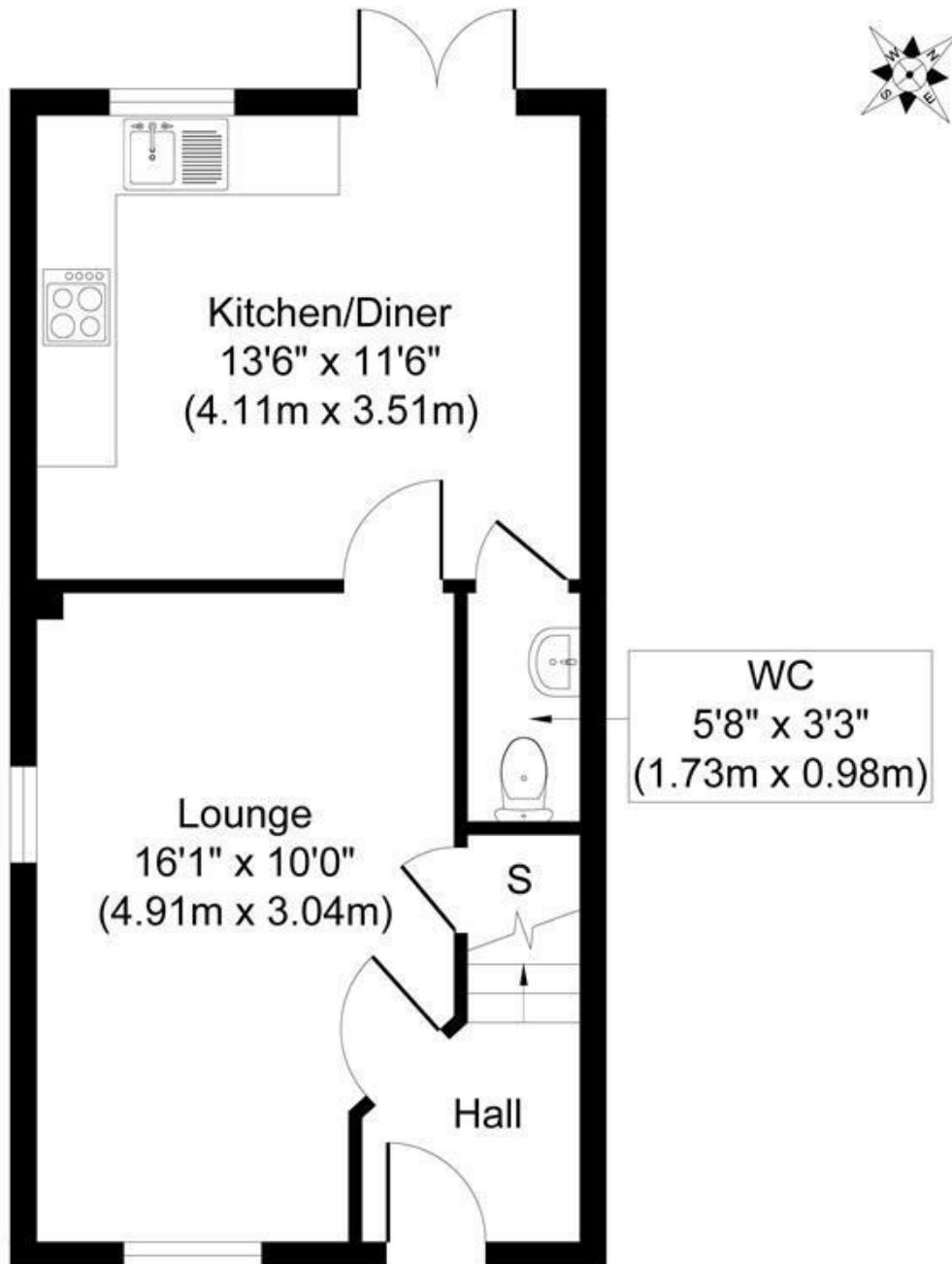
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

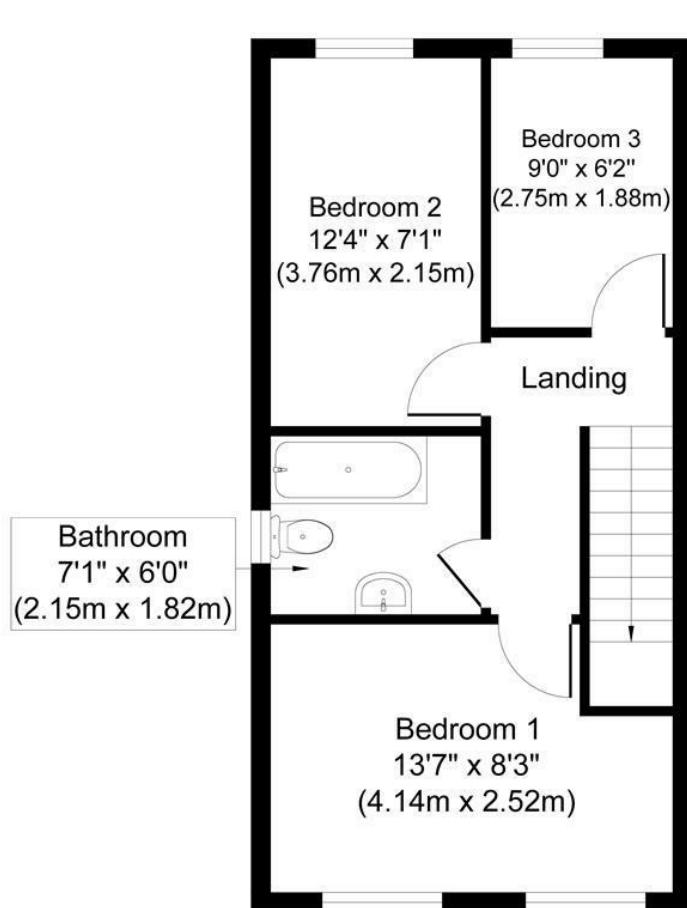
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
377 sq. ft
(35.01 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
377 sq. ft
(35.01 sq. m)

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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			