

Park Row



Bretton Avenue, Goole, DN14 5XT

Offers Over £170,000



**** NO UPWARD CHAIN ** CONSERVATORY **** Situated in Goole, this detached bungalow briefly comprises: Hall, Kitchen, Dining Room, Lounge, Conservatory, two bedrooms and Bathroom. Externally, the property has off street parking, a detached garage and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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'.**











ACCOMMODATION

Entrance

UPVC door with double glazed frosted panel to the side elevation leading into:

Hall

11'7" x 10'0" max (3.54m x 3.06m max)

*L Shaped. Intruder alarm, central heating radiator, loft access and doors leading off.

Kitchen

11'0" x 9'4" (3.36m x 2.85m)

Range of cream fronted base, wall and larder units with brushed chrome 'T' bar handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Electric and gas cooker point with electric extractor fan over. Plumbing for dishwasher and washing machine. Storage cupboard housing 'Worcester Bosch' central heating boiler. UPVC double glazed window to the front elevation and tiled effect flooring.

Dining Room

10'3" x 7'8" (3.14m x 2.34m)

UPVC double glazed frosted window to the side elevation. Door into Bedroom Two and double aperture flowing into:

Lounge

14'11" x 10'3" (4.57m x 3.14m)

Wall mounted electric fire, central heating radiator and television point. UPVC double glazed 'tilt and slide' patio door and full length window to the rear elevation into:

Conservatory

12'3" x 8'8" (3.75m x 2.65m)

UPVC double glazed French style doors to the rear elevation. UPVC double glazed windows to the rear and side elevations. Glass ceiling and telephone point.

Bedroom One

11'6" x 9'5" (3.53m x 2.89m)

Range of fitted wardrobes. UPVC double glazed window to the rear elevation, central heating radiator and television point.

Bedroom Two

10'3" x 9'11" (3.13m x 3.03m)

UPVC double glazed bow window to the front elevation, central heating radiator and television point.

Bathroom

6'3" x 5'10" (1.91m x 1.80m)

White panel bath with chrome mixer tap over. Further 'Triton' white and chrome shower over. The shower area is tiled to 3/4 height and the rest of the room is tiled to mid

height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the side elevation, tiled effect flooring and central heating radiator.

EXTERIOR

Front

Floodlight on 'PIR' sensor and outside tap. Decorative stoned and planted borders with flagged patio/off street parking area. Boundaries defined by timber fence, timber posts and trellising. Concrete driveway running along the front to decorative wrought iron access gates giving access onto further driveway beyond. Detached garage with 'up and over' door.

Rear

Outside light and flagged patio with herbaceous borders. Fully enclosed with timber fence, timber posts and trellising. Timber pedestrian access door into Garage.

DIRECTIONS

Leave our Goole office taking the third exit off the roundabout on to North Street the road eventually leads on to Hook Road. Proceed along Hook Road taking the fifth turning on the left onto Wentworth Drive, second turning on the right onto Bretton Avenue. The property can be identified by our Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY & 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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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 & 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 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.





Approximate Floor Area
776 sq. ft.
(72.1 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 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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