

Park Rôw



Pooley Avenue, Howden, Goole, DN14 7EG

Offers Over £375,000

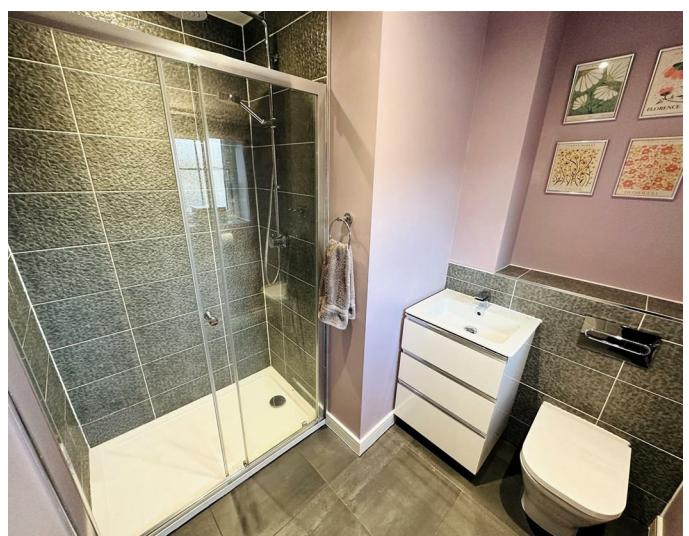


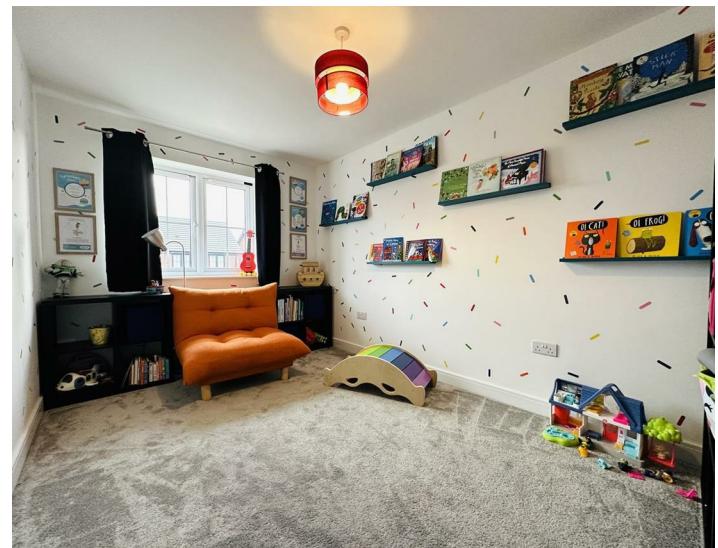
****CLOSE TO TRANSPORT LINKS ** DESIRABLE LOCATION **** Situated in Howden, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen Diner, Utility and Study/Bedroom Five. To the First Floor are four bedrooms with En-Suite to Bedroom One and Family Bathroom. Externally, the property has off street parking, garage and an enclosed rear garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

Situated within the highly desirable village of Howden, this attractive detached property offers generous and versatile accommodation ideal for family living. The home benefits from a detached, brick-built garage and a fully enclosed rear garden, providing both privacy and practicality. The ground floor features a spacious lounge, perfect for relaxation and entertaining, alongside a large open-plan kitchen/diner that forms the heart of the home. In addition, there is a versatile downstairs study which could alternatively be used as a fifth bedroom, ideal for guests or home working. To the first floor are four well-proportioned bedrooms, with Bedroom One benefiting from an en-suite. The remaining bedrooms are served by a family bathroom.

Externally, the enclosed rear garden provides a safe and private outdoor space, while the detached garage offers secure parking and additional storage and additional space on the driveway for several vehicles.

GROUND FLOOR ACCOMMODATION

Ground Floor w.c

5'1" x 4'1" (1.57m x 1.25m)

Lounge

17'9" x 10'11" (5.43m x 3.35m)

Kitchen/Diner

27'2" x 11'6" (8.30m x 3.51m)

Utility

6'6" x 5'8" (2.00 x 1.73m)

Hall

15'3" x 7'1" (4.67m x 2.16m)

Study/Bedroom Five

9'1" x 8'9" (2.79m x 2.67m)

FIRST FLOOR ACCOMMODATION

Bedroom One

16'2" x 11'0" (4.94m x 3.37m)

En Suite

7'4" x 7'4" (2.24m x 2.26m)

Bedroom Two

12'7" x 11'0" (3.85m x 3.37m)

Bedroom Three

16'6" x 8'3" (5.03m x 2.54m)

Bedroom Four

9'1" x 8'11" (2.77m x 2.74m)

Bathroom

9'0" x 6'6" (2.75 x 1.99m)

DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After approx 1.5 miles, turn right onto Selby Road. Turn left onto Langhorn Drive, turn left onto Hunter Grove then turn right onto Pooley Avenue, where the property can be seen by our Park Row '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: East Riding Council

Tax Banding: A

ding 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

Please note: The Tenure, Local Authority and Tax Band to make their own enquiries before proceeding.

UTILITIES BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

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.

MEASURMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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.

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:

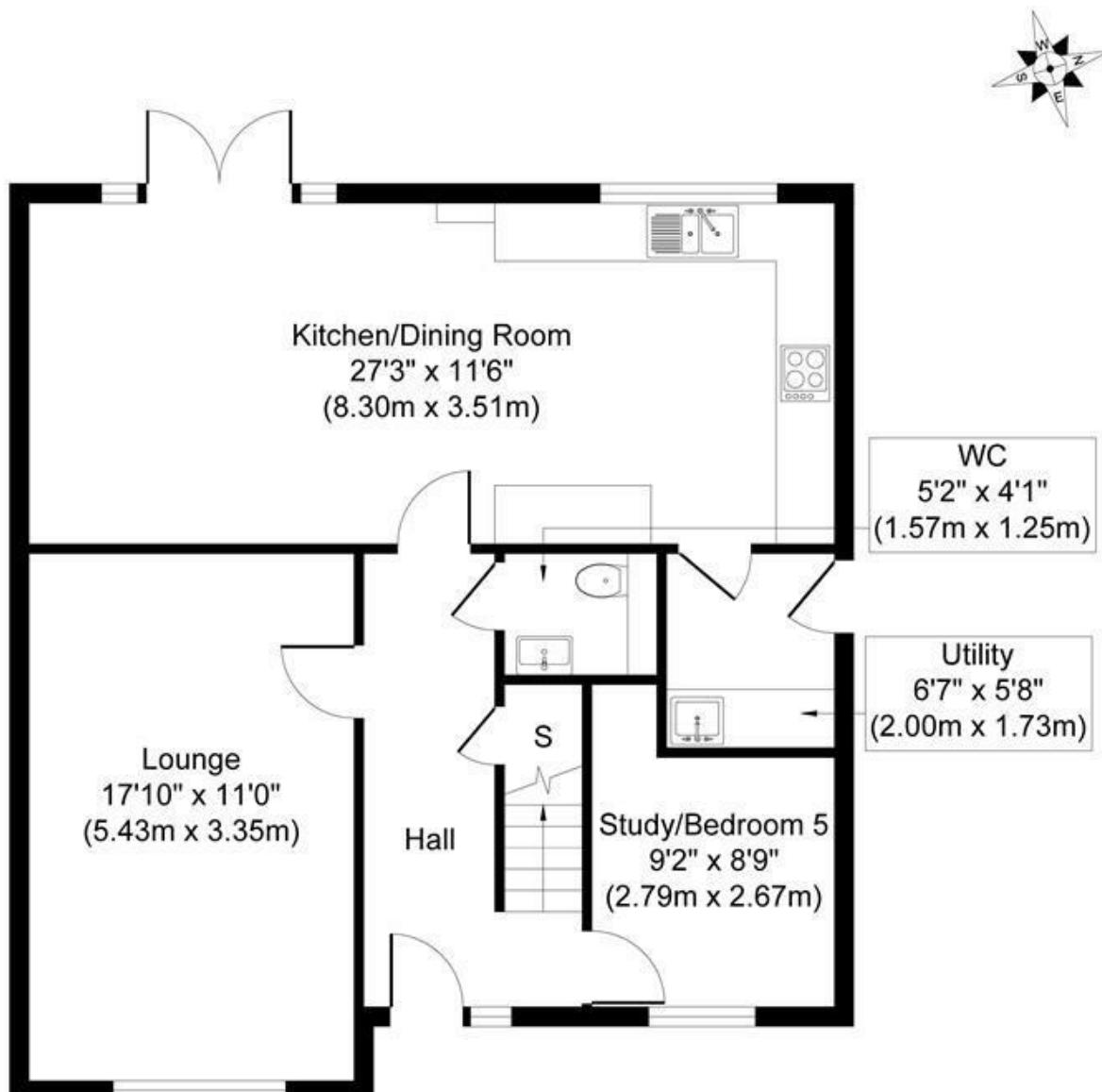
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

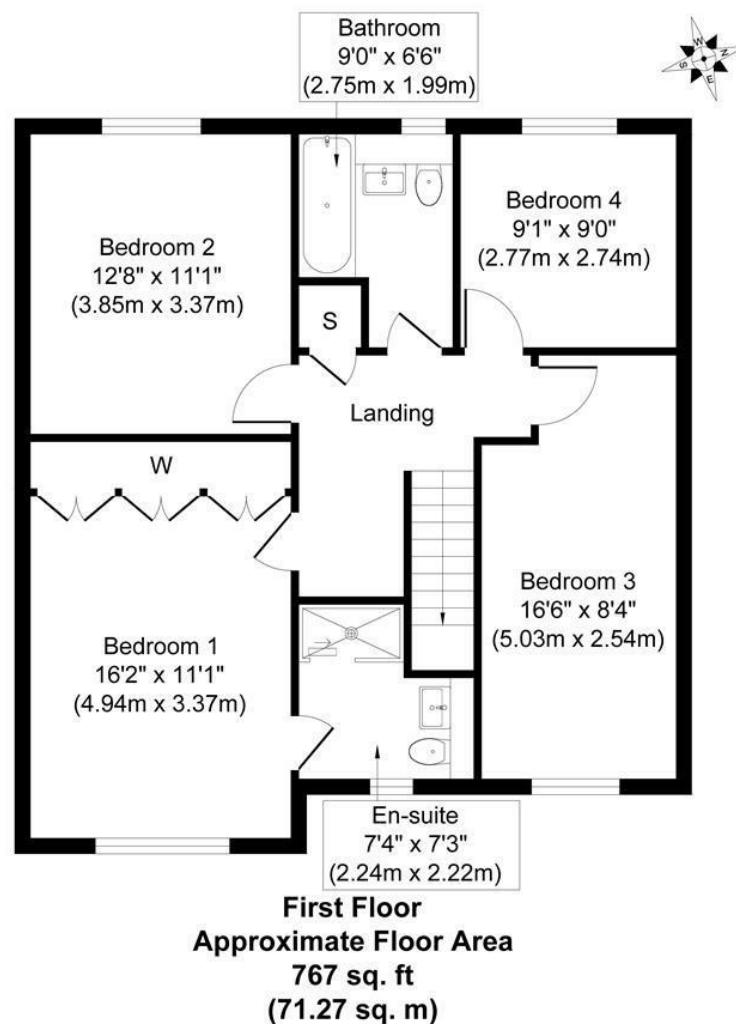
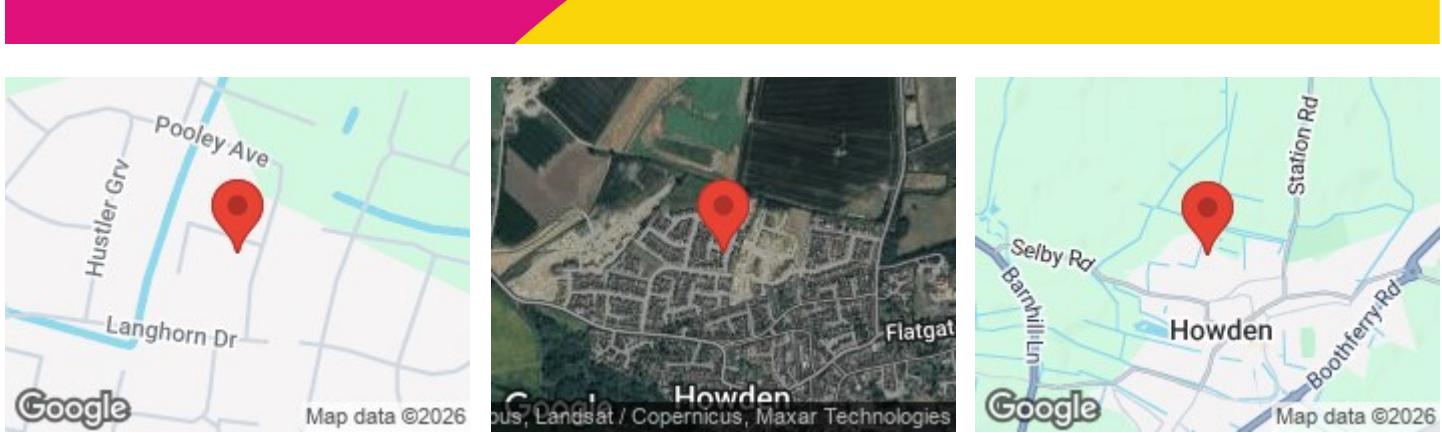
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
767 sq. ft
(71.27 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-88) C			
(87-86) D			
(85-84) E			
(83-82) F			
(81-80) G			
Not energy efficient - higher running costs			
86	94		
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(21-34) E			
(1-20) F			
(-1) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			