

Park Row



Earl Street, Goole, DN14 6YQ

Offers Over £200,000



****SEMI-DETACHED** DORMER BUNGALOW** FOUR BEDROOMS** OFF STREET PARKING** GROUND FLOOR BEDROOM****

This semi detached property in Goole briefly comprises: entrance, lounge, dining kitchen and a bedroom. To the first floor: w.c and a further three bedrooms. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'**



GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door leading to.

Entrance Hallway

14'8" x 5'10" (4.46 x 1.78)



Full length uPVC double glazed unit to the side elevation. Stairs to first floor accommodation with balustrade and spindles. Central heating radiator, key pad for intruder alarm and door to storage cupboard.

Lounge

13'6" x 9'4" (4.11 x 2.84)



UPVC double glazed window to the front elevation giving views over fields. Central heating radiator, television and telephone point.

Kitchen Diner

16'9" x 12'6" (5.11 x 3.82)



Range of base and wall units with white wood grain effect doors in a shaker style with pewter handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a marble effect laminate work surface with tiled splash back. Integrated double electric oven, integrated four ring gas hob, brushed steel electric fan over benefitting from downlighting and under lighting from wall units. Integrated fridge, freezer and dishwasher. UPVC double glazed double sliding patio doors followed by uPVC double glazed unit to rear elevation and wood effect flooring. Television point, central heating radiator and door off.





Utility

6'4" x 4'4" (1.93 x 1.32)

Marble effect laminate work surface with tiled splashback and plumbing for washing machine. Central heating radiator, wood flooring and extractor.

Bedroom Three

9'4" x 6'11" (2.85 x 2.11)



UPVC double glazed window to front elevation giving views over fields and central heating radiator.

Bathroom

9'4" x 6'1" (2.84 x 1.85)



White panel bath with chrome mixer tap over, chrome shower over and chrome shower screen. The bath area is tiled to ceiling height and the rest to mid white low flush we chrome fittings white pedestal wash hand basin chrome tap over shaver extractor fan radiator and wood flooring

FIRST FLOOR ACCOMMODATION

Landing

9'5" x 6'11" (2.89m x 2.13)

UPVC double glazed frosted window to side elevation. Central heating radiator, balustrade spindles, loft access and doors leading off.

W.C

6'11" x 3'6" (2.13m x 1.07m)



White low flush w.c with chrome fittings and matching wash hand basin with chrome mixer tap over with tiled splashback.

Bedroom One

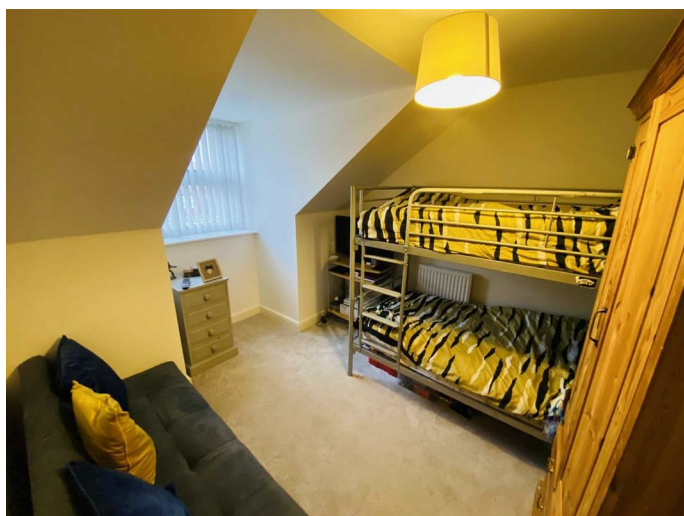
15'3" x 9'6" max (4.66 x 2.90 max)



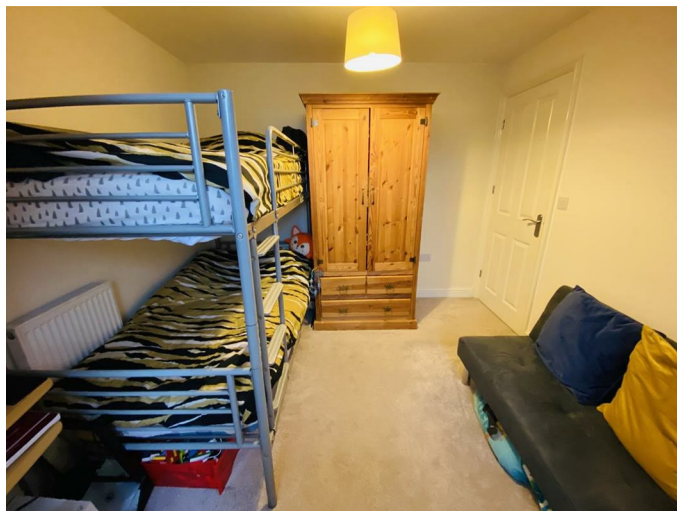
UPVC double glazed window to front elevation views over fields. Central heating radiator, television and telephone point, door off.

Bedroom Two

11'11" x 9'6" (3.64 x 2.89)

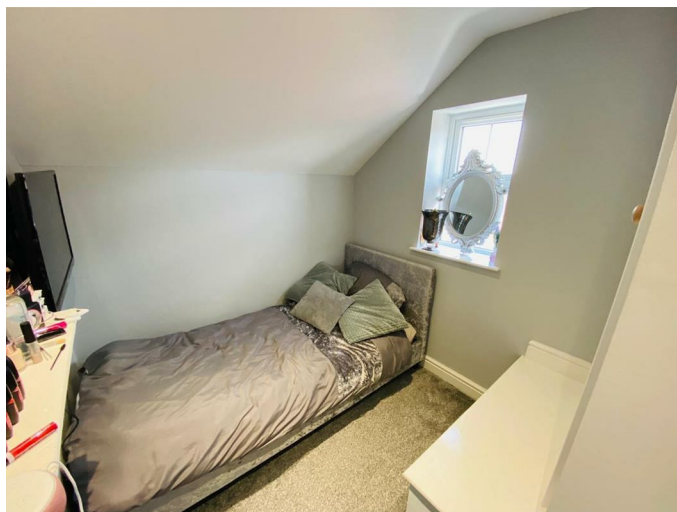


UPVC double glazed window to rear elevation. Central heating radiator.



Bedroom Four

8'4" x 6'11" (2.55m x 2.12m)



UPVC double glazed frosted window to side elevation, central heating radiator and built in wardrobe.

EXTERIOR

Front



Shared decorative stone forecourt area, herringbone brick blocked drive taking running along the side of the property with herbaceous borders. Further decorative brick blocked drive running along the front of the property taking us along the side passing the entrance door. Storm porch and outside light. Taking to timber pedestrian access gate giving access to.

Rear



Outside light tap, electrical point. Raised timber decked patio areas with balustrade newel post and spindles this then steps down to the main garden which is laid to lawn with stone borders and herbaceous borders and fountain?? edgings further decorative stone hard standing full enclosed with timber fence and timber posts.



Views over Fields



Directions

From our branch on Pasture Road head towards Third Avenue. At the roundabout, take the 2nd exit and stay on Pasture Road. Continue onto Westfield Avenue then turn right onto Newclose Lane and turn left onto Thorntree Lane. Continue to the end of Thorntree Lane which turns into Banks Close. The property will be clearly identified by the 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.

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

Viewing

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.

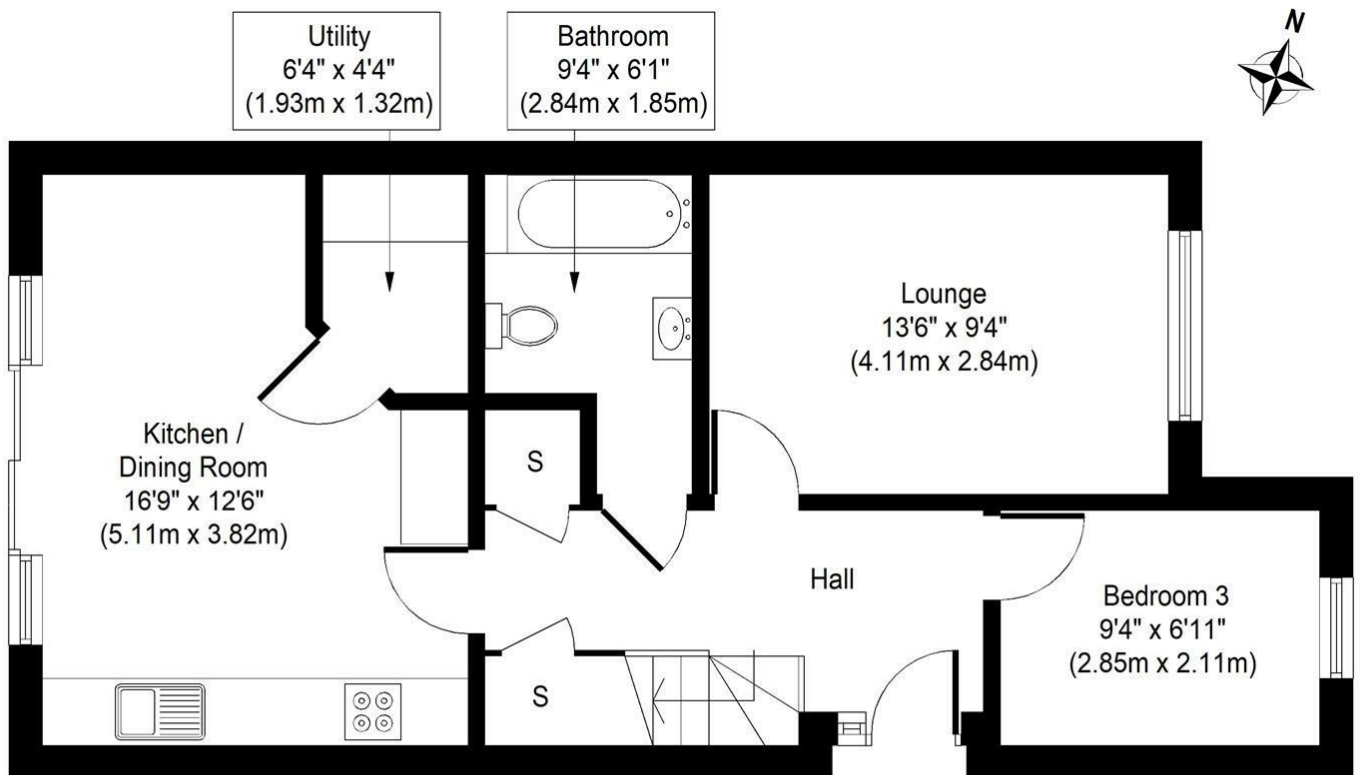
Making an Offer

In order to comply with the Estate Agents (Undesirable 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.

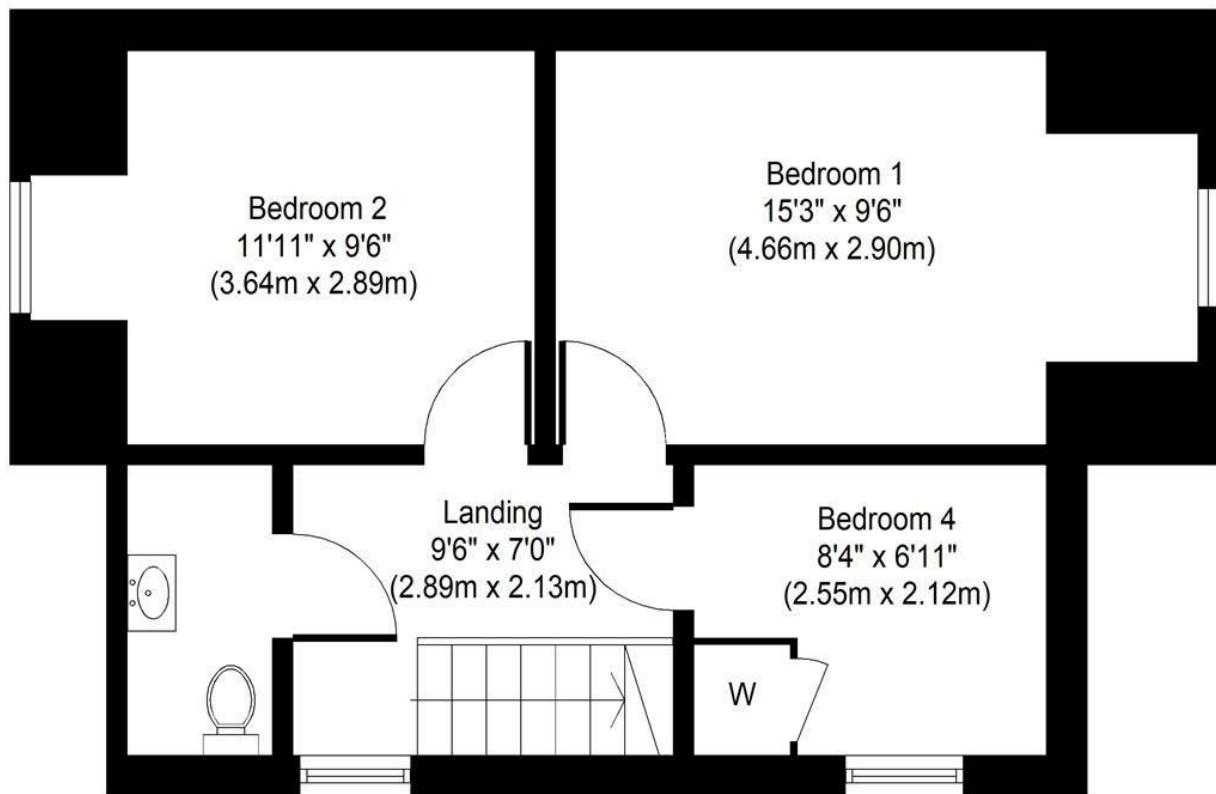
To arrange a no obligation appointment please contact your local office.



Ground Floor
Approximate Floor Area
577 Sq. ft.
(53.6 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. 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
420 Sq. ft.
(39.0 Sq. m.)

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