

Park Row



Wroots Avenue, Goole, DN14 5UD

Offers Over £110,000



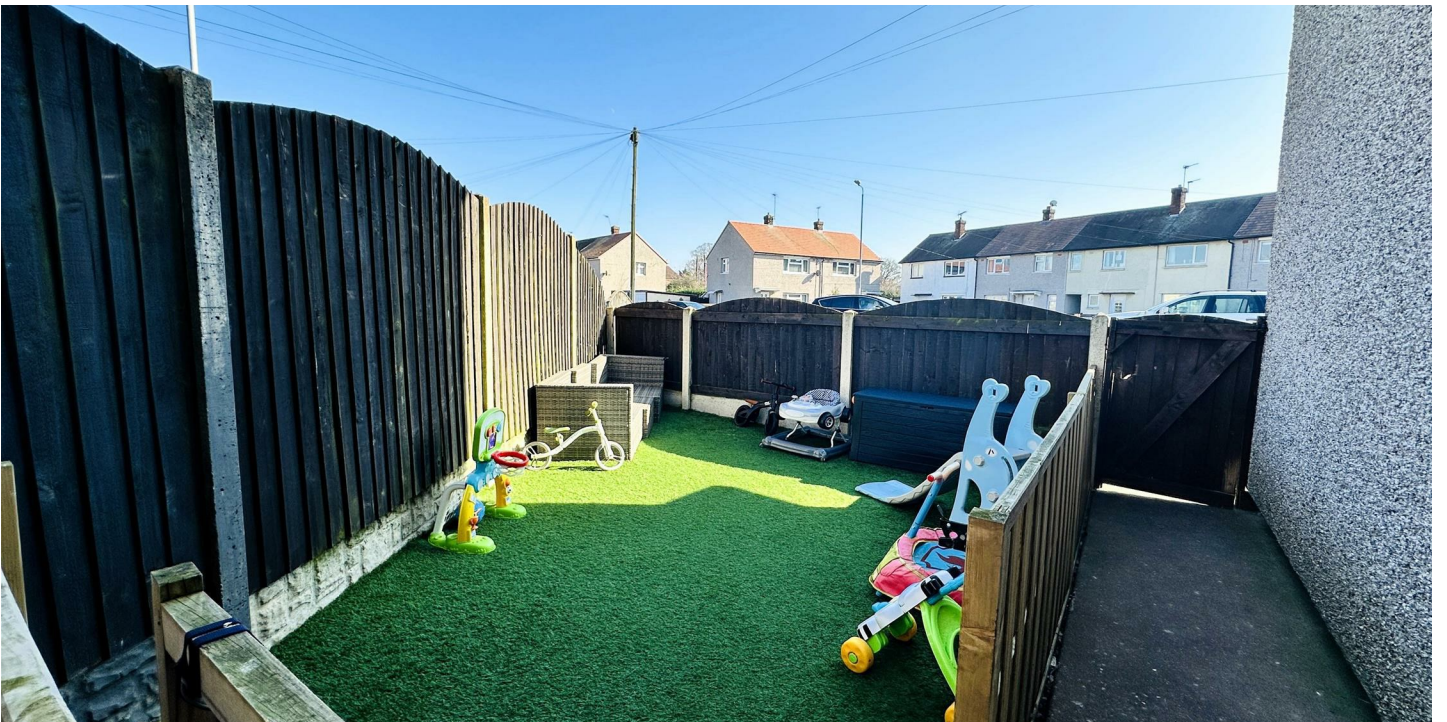
**** NO ONWARD CHAIN ** CLOSE TO COMMUTER LINKS **** Situated in the town of Old Goole, this two bedroom semi-detached property briefly comprises: Hall, Lounge and Kitchen Diner, to the First Floor, two double bedrooms and family bathroom, an Attic room that can be accessed via Bedroom One. Externally, the property benefits from decorative stone hardstanding to the front and fully enclosed garden to the rear and side. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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'**











PROPERTY SUMMARY

This charming two-bedroom semi-detached property offers spacious living across three floors. On the ground floor, you'll find a welcoming hallway, a comfortable lounge, and a bright kitchen/diner – perfect for family meals or entertaining. Upstairs, there are two generously sized double bedrooms and a family bathroom, with the added benefit of access to an attic room from Bedroom One. Externally, the property boasts a decorative stone hardstanding area to the front, complemented by a lawned area and a flagged patio footpath leading to the entrance. The side garden features an enclosed artificial grass area, offering a low-maintenance space. To the rear, there is a lovely flagged patio area – ideal for outdoor dining or relaxing. This well-presented home is perfect for those seeking a comfortable, practical property with outdoor space.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

14'9" x 11'6" (4.50m x 3.52m)

Kitchen/Diner

13'8" x 7'8" (4.19m x 2.36m)

Rear Hall

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'9" x 9'0" (4.51m x 2.76m)

Bedroom Two

11'2" x 10'1" (3.42m x 3.08m)

Bathroom

6'6" x 5'6" (1.99m x 1.69m)

SECOND FLOOR

Attic Room

EXTERNAL

Front

Decorative stone hardstanding, flagged patio pedestrian footpath and laid to lawn area.

Side

Enclosed artificial grass area.

Rear

Flagged patio.

AGENT NOTE:

Please note that the property is of non-standard construction.

DIRECTIONS

From our branch on Pasture Road, Goole, head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street and keep right to continue onto Coronation Street. Continue onto Lower Bridge Street and further on to Bridge Street. Bear left onto Swinefleet Road. Finally take a right onto Wroots Avenue. The property can be clearly identified by a 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.

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:



SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding of Yorkshire
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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Mains
Sewerage: Mains
Water: Mains

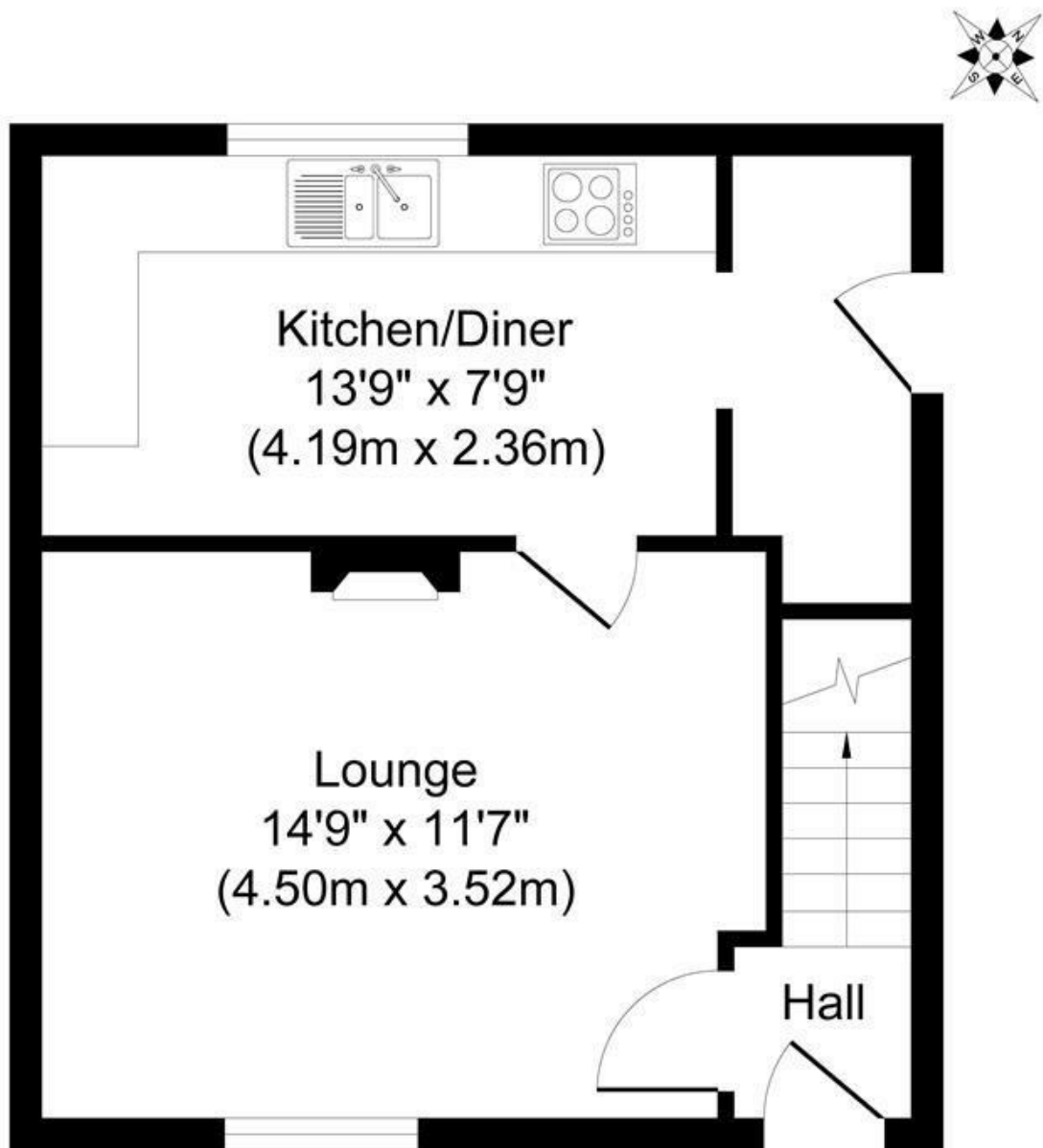
Broadband: Ultrafast
Mobile: 4G

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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.

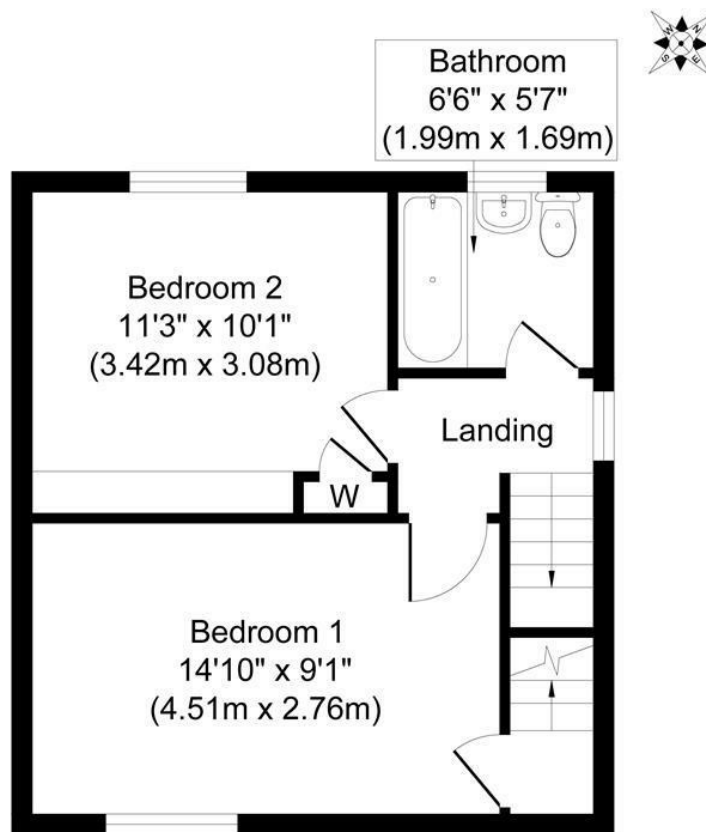




Ground Floor
Approximate Floor Area
348 sq. ft
(32.29 sq. m)

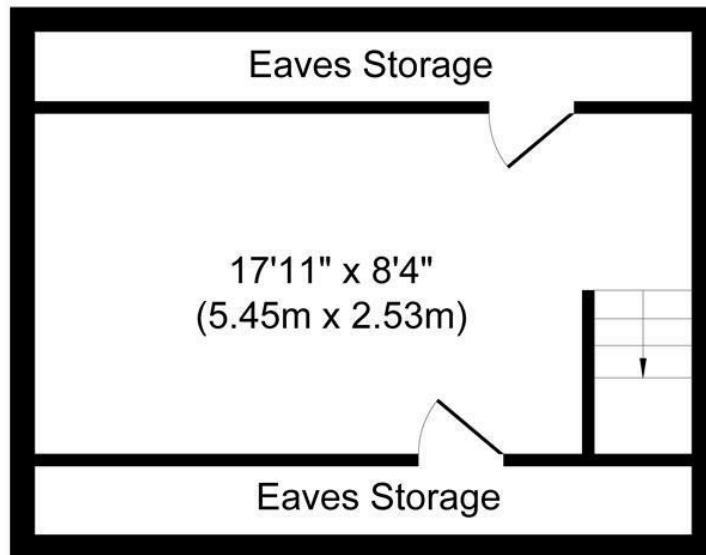
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
348 sq. ft
(32.29 sq. m)

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Second Floor
Approximate Floor Area
162 sq. ft
(15.08 sq. m)

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