

Park Row



Ings Lane, Spaldington, Goole, DN14 7NJ

Offers Over £325,000



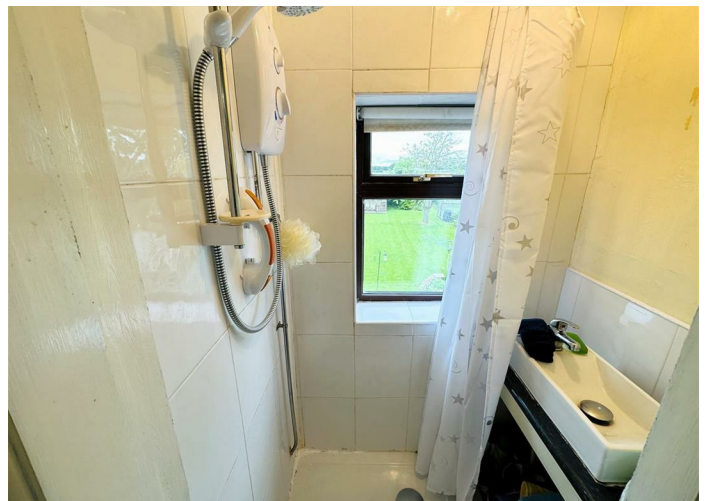
****BUILT IN WARDROBES**INTEGRAL GARAGE**UTILITY ROOM**** Situated in Spaldington, this detached property briefly comprises of Hall, Lounge, Kitchen, Dining Room, Utility and a Bathroom. To the First Floor are three bedrooms and a Shower Room. Externally, the property has a driveway to an integral garage and a garden to the front, as well as an enclosed rear garden with patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

Situated in the desirable rural village of Spaldington, near Goole, this attractive detached family home offers spacious and versatile accommodation, complemented by delightful countryside views to the rear.

The ground floor comprises a welcoming lounge, a separate dining room ideal for family meals and entertaining, a fitted kitchen, a useful utility room, and a family bathroom.

To the first floor are three well-proportioned bedrooms together with a shower room, providing comfortable accommodation for a growing family or those seeking additional space.

Externally, the property enjoys a generous rear garden featuring a patio seating area, an outhouse, and pleasant open views across neighbouring fields, creating an ideal setting for outdoor relaxation and entertaining.

To the front, a driveway provides ample off-street parking and leads to the integral garage, whilst established gardens enhance the property's kerb appeal.

Offering a peaceful village setting with convenient access to Goole and surrounding transport links, this delightful home presents an excellent opportunity for buyers seeking a blend of countryside living and practical family accommodation.

GROUND FLOOR ACCOMMODATION

Lounge

13'6" x 12'5" (4.14m x 3.79m)

Dining Room

11'11" x 9'11" (3.65m x 3.03m)

Kitchen

12'5" x 8'8" (3.79m x 2.66m)

Utility

12'9" x 5'11" (3.89m x 1.81m)

Bathroom

8'4" x 5'4" (2.55m x 1.63m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'6" x 12'5" (4.14m x 3.79m)

Bedroom Two

13'1" x 12'0" (4.01m x 3.67m)

Bedroom Three

12'5" x 8'9" (3.81m x 2.69m)

Shower Room

3'7" x 2'5" (1.11m x 0.74m)

EXTERNAL

Garage

22'8" x 9'6" (6.93m x 2.90m)

Coal House

8'7" x 4'11" (2.62m x 1.52m)

Front

Front garden with driveway and integral garage.

Rear

Enclosed rear garden with patio area, outhouse and views over fields.

DIRECTIONS

Leave Goole and head towards Howden over Boothferry Bridge. At the roundabout turn left onto Knedlington Road/B1228. Take the second left onto Pinfold Street then onto St Helens Square, following the A63. Turn left onto Station Road/B1228, then right and left onto Ings Lane.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: D

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: CHECK

Sewerage: CHECK

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.

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.

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.

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

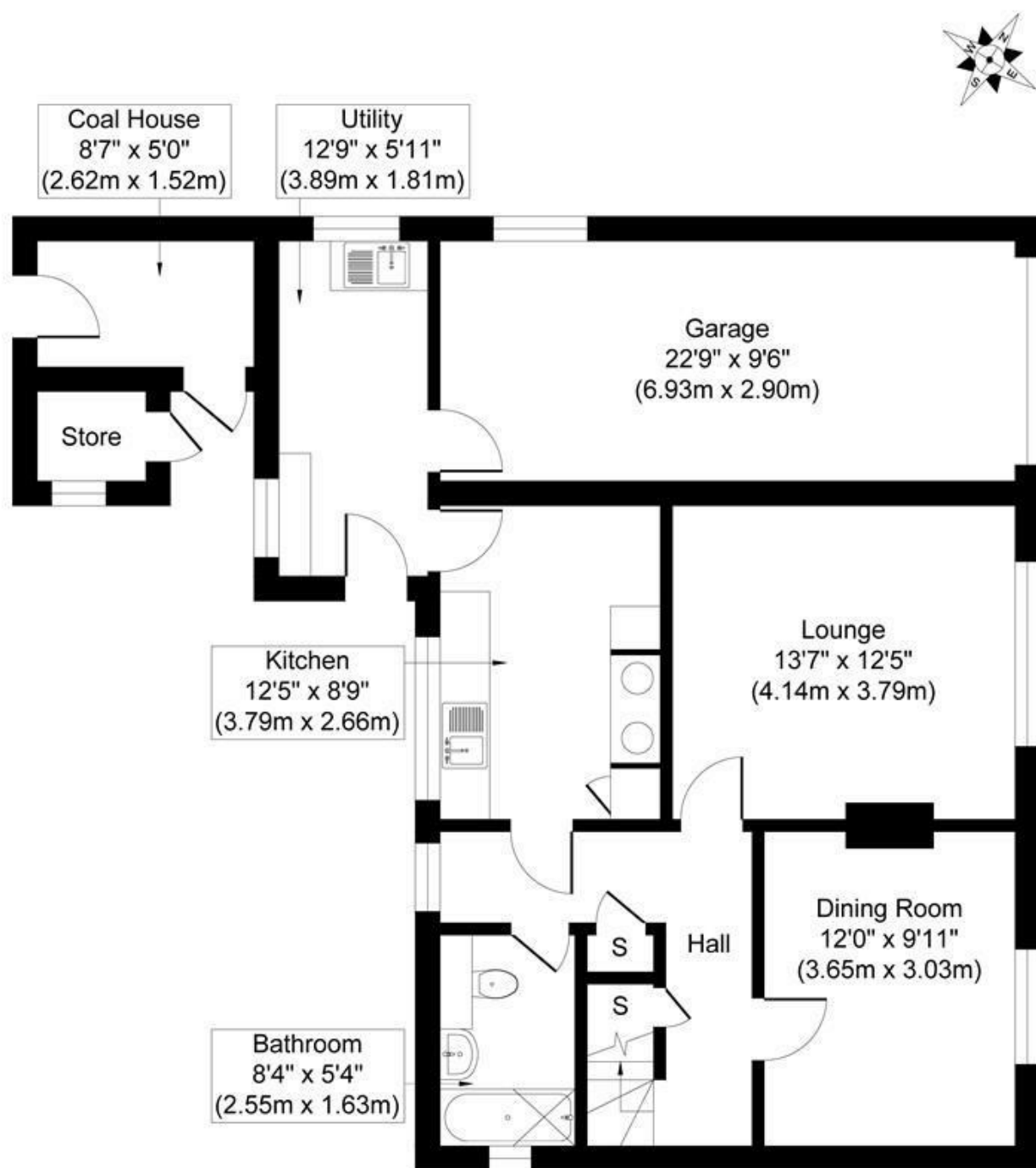
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

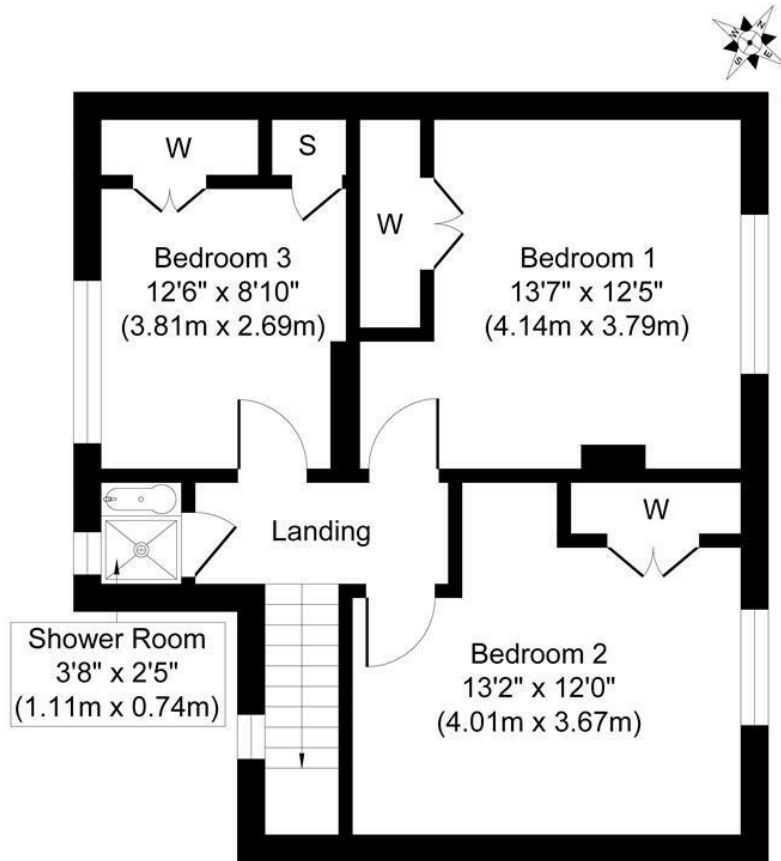




Ground Floor
Approximate Floor Area
971 sq. ft
(90.17 sq. m)

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
527 sq. ft
(48.98 sq. m)

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