

Park Row



Ella Drive, Goole, DN14 6ER

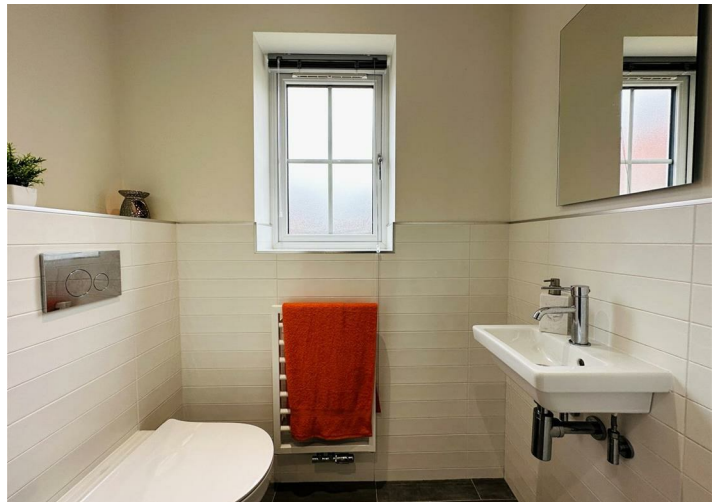
Offers Over £270,000



****OFF STREET PARKING**WELL MAINTAINED GARDEN**** This detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c. To the first floor: Master Bedroom with En-suite, three additional Bedrooms and Bathroom. Externally, the front benefits from a driveway and garage, with patio area and lawned garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 SUMMARY

Located on Ella Drive, this attractive detached family home offers modern living with a thoughtful layout and stylish finishes throughout. The heart of the home is the spacious kitchen and dining area, perfect for family meals and entertaining, complemented by a useful utility room with a W.C. and a separate lounge providing a comfortable space to relax.

Upstairs, the master bedroom benefits from a modern ensuite shower room, while three further bedrooms and a family bathroom offer flexibility for family, guests, or a home office.

Externally, the property features a driveway and garage, providing ample parking and storage. The well maintained, rear garden includes a lawned area and paved patio, offering a versatile outdoor space ideal for dining, play, or relaxation.

A fantastic opportunity to own a beautifully presented home in a highly desirable residential location.

GROUND FLOOR ACCOMMODATION

Hall

4'7" x 4'4" (1.41m x 1.34m)

Lounge

16'5" x 10'1" (5.01m x 3.09m)

Kitchen/Diner

18'6" x 11'1" (5.65m x 3.38m)

Utility

6'9" x 6'8" (2.06m x 2.04m)

W.C.

5'9" x 3'3" (1.77m x 1.01m)

FIRST FLOOR ACCOMMODATION

Bedroom One

16'7" x 12'4" (5.06m x 3.76m)

En-suite

7'0" x 5'2" (2.14m x 1.59m)

Bedroom Two

12'1" x 10'4" (3.70m x 3.16m)

Bedroom Three

12'7" x 10'2" (3.86m x 3.12m)

Bathroom

7'5" x 6'3" (2.27m x 1.91m)

Bedroom Four

11'10" x 8'2" (3.61m x 2.50m)

Garage

19'7" x 10'2" (5.99m x 3.10m)

EXTERIOR

Front

To the front is a driveway with a small lawned area and garage.

Rear

To the rear is a paved area and lawned garden, fully enclosed with side access of a gate leading to the front.

DIRECTIONS

From our branch on Pasture Road head north towards Third Avenue and at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614 and then right onto 'The Greenways' estate. Turn right onto Ella Drive where the property can be clearly identified by our Park Row 'For Sale' board.

HEATING AND APPLIANCES

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire County Council

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: Gas

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.

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.

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.

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:

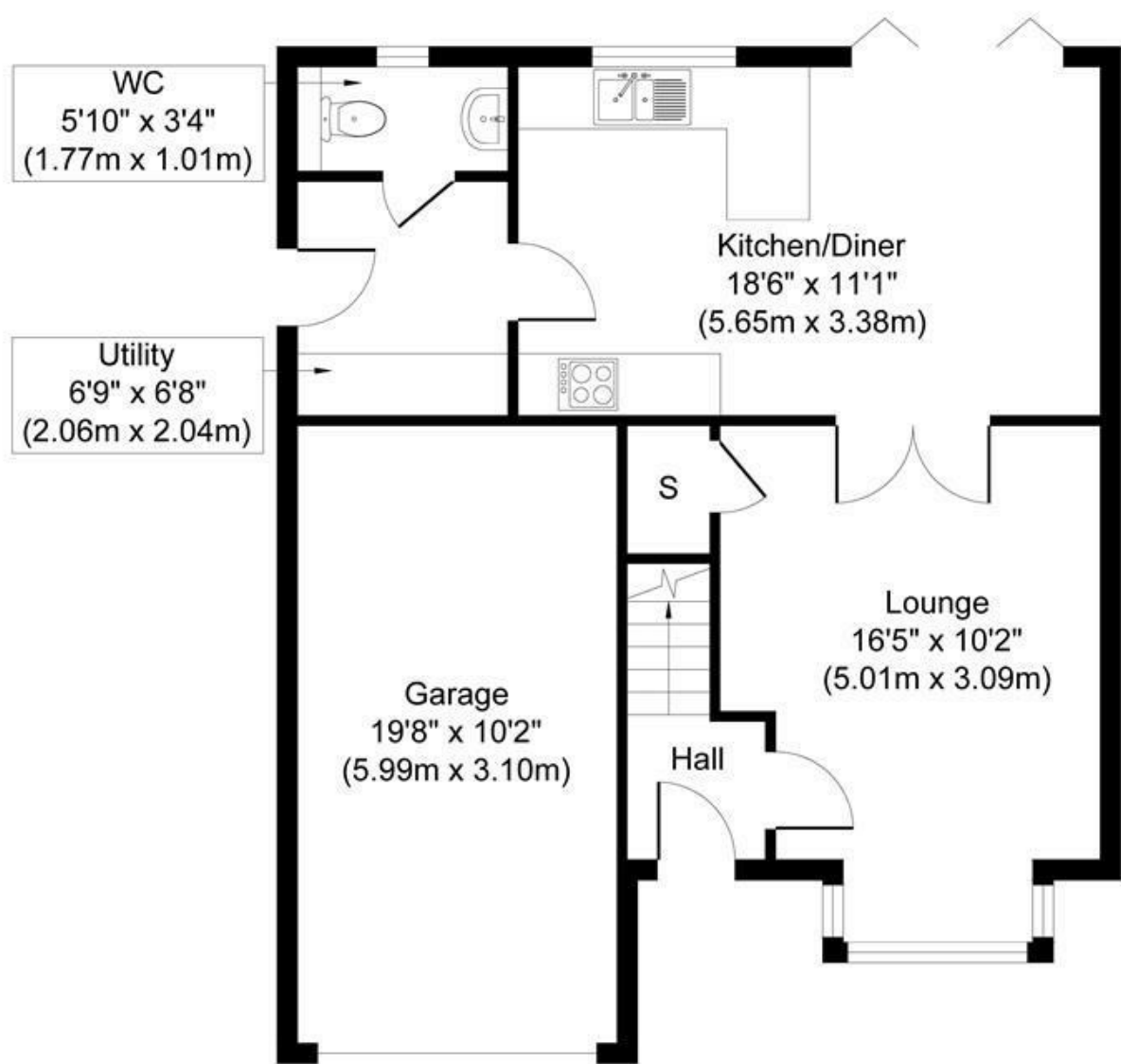
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

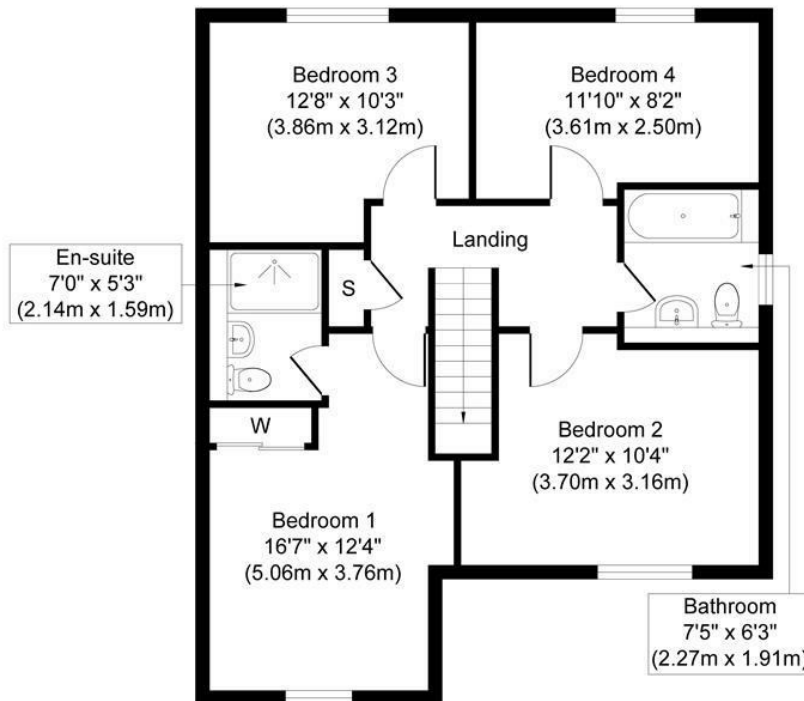
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
720 sq. ft
(66.89 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
704 sq. ft
(65.42 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100 A			02-10 A		
81-91 B			11-20 B		
69-80 C			21-30 C		
55-68 D			31-40 D		
43-54 E			41-50 E		
31-42 F			51-60 F		
21-30 G			61-70 G		
All energy efficient - higher ranking costs			All environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	93