

# Park Row



**Morley Street, Goole, DN14 5TR**

**Offers Over £100,000**



**\*\*NO ONWARD CHAIN \*\*IDEAL INVESTOR OPPORTUNITY\*\*** Situated in Old Goole, this mid terraced home briefly comprises: Hallway, Lounge Diner, Kitchen, and Shower Room. To the first floor are three Bedrooms. Externally, to the front the property has a small forecourt whilst the rear is fully enclosed. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION 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 OVERVIEW

Refurbished in 2021 this three bedroom mid terrace is finished to a high standard. This beautiful home has been refurbished throughout to a high specification in 2021, offering modern living with quality finishes at every turn. The property boasts a stylish kitchen and contemporary shower room, both fitted with modern fixtures and fittings. On the ground floor, the home offers a spacious and versatile reception room, a long and welcoming hallway, and a sleek, modern shower room. The layout is deceptively spacious, providing excellent living and entertaining space.

To the first floor are three well-proportioned bedrooms. This homes refurbishment includes increased insulation to the loft. Fitted with a Hive Smart thermostat, and having a replacement roof to the kitchen and bathroom, complete again with new insulation. Panelling and posts to the rear garden have also been replaced, Offering turn-key condition and energy-efficient improvements, this property is ideal for buyers seeking a stylish, move-in ready home finished to a high standard.

## GROUND FLOOR ACCOMMODATION

### Hallway

### Lounge Area

15'5" x 10'10" (4.70m x 3.31m)

### Dining Area

14'9" x 10'11" (4.50m x 3.35m )

### Kitchen

10'10" x 8'2" (3.32m x 2.51m )

### Shower Room

7'8" x 7'7" (2.34m x 2.32m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'3" x 13'3" (4.35m x 4.06m)

### Bedroom Two

14'4" x 9'0" (4.37m x 2.76m)

### Bedroom Three

10'11" x 8'0" (3.35m x 2.44m )

## EXTERIOR

### Front

Small forecourt with wrought iron railings and pedestrian access gate.

### Rear

Fully enclosed with new panelling and posts .

## DIRECTIONS

From our office on Pasture Road, Turn right onto Boothferry Road then over the train crossing turn right onto Mariners Street following onto Low Bridge Street, follow the road straight around the bend and then turn right onto Morley Street where the property can be identified by the Park Row For Sale board.

## 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 Yorkshire Council

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.

## 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.

## 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  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

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

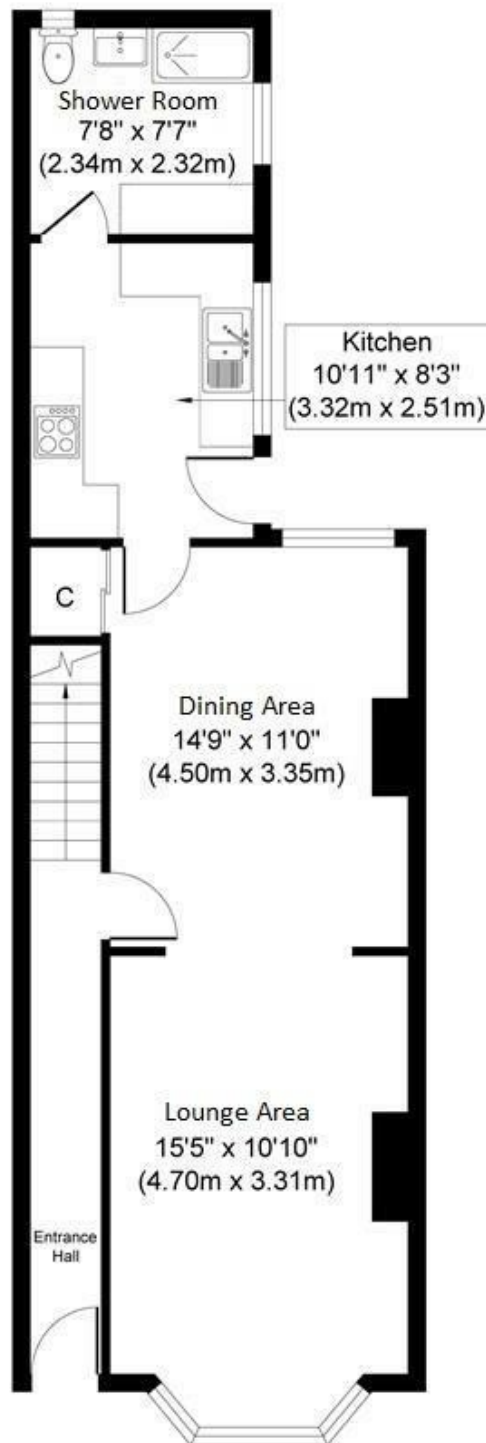
Broadband: Ultrafast  
Mobile: 5G

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.

### **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.

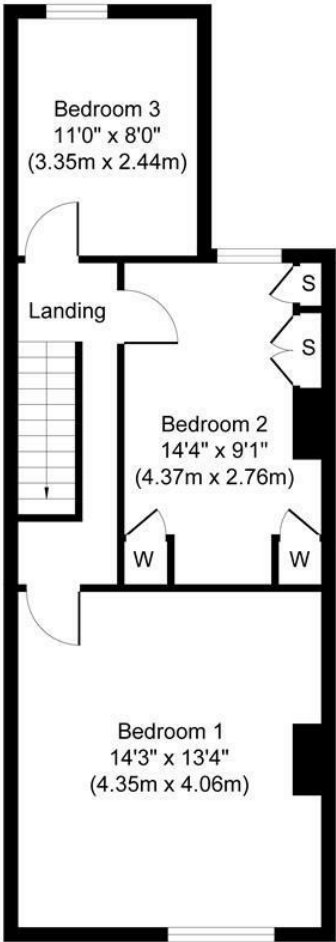




**Ground Floor**  
**Approximate Floor Area**  
**595 sq. ft**  
**(55.29 sq. m)**

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**  
**518 sq. ft**  
**(48.10 sq. m)**

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