

# Park Row



**Mowbray Road, Thorne, Doncaster, DN8 5PU**

**Offers Over £130,000**

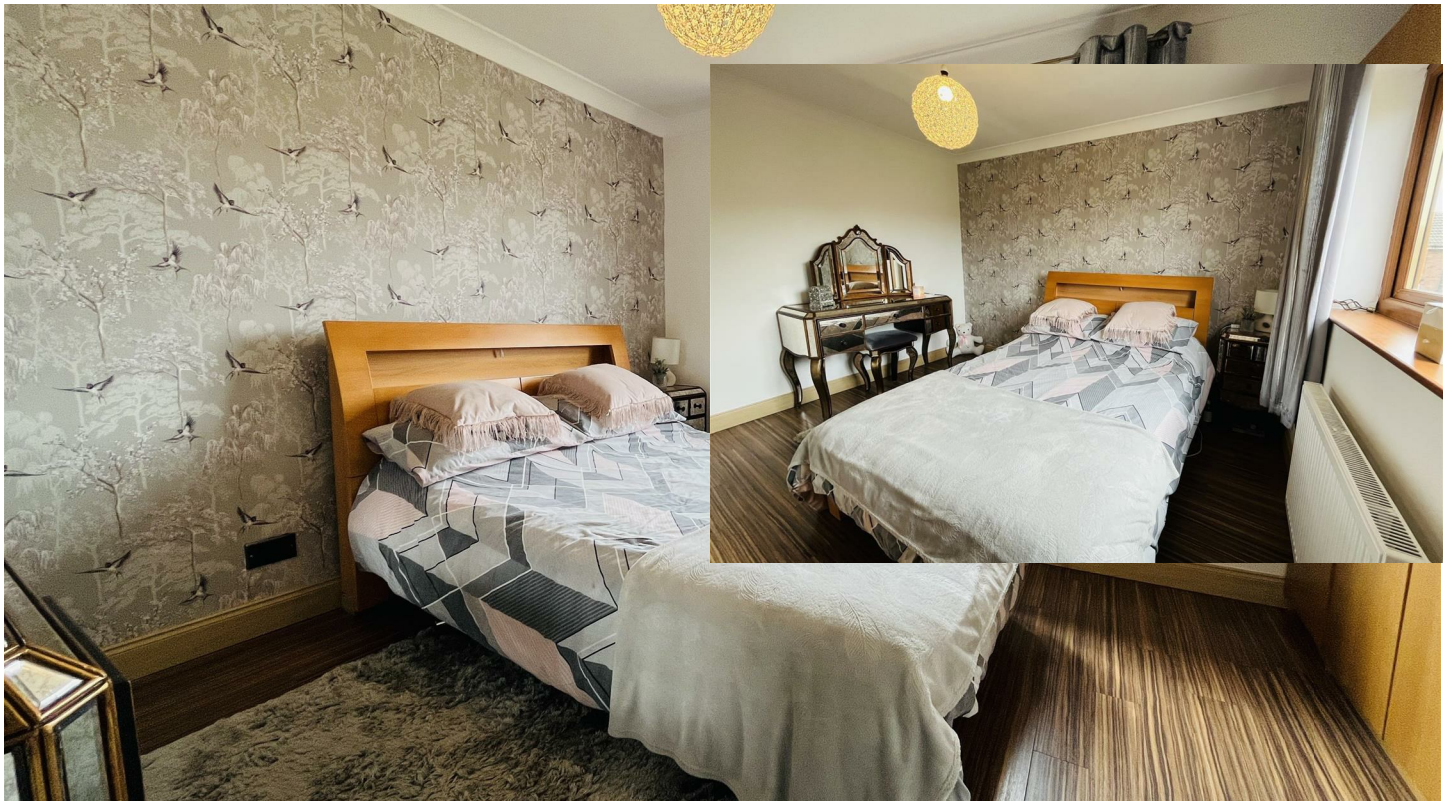


**\*\*NO ONWARD CHAIN\*\* CORNER PLOT\*\*** Situated in Thorne, this end terrace property briefly comprises: Hall, Lounge, Kitchen and Conservatory. The first floor has three Bedrooms and family Shower Room. Externally to the front is lawned areas and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE 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 popular market town of Thorne, this well presented three bedroom end terrace property offers spacious and versatile living accommodation, ideal for families, first time buyers, or those looking for extra outdoor space. Occupying a generous corner plot, the home benefits from attractive gardens and a warm, welcoming atmosphere throughout.

A bright and comfortable lounge is perfect for relaxing and entertaining which flows into the delightful conservatory which overlooks the spectacular garden, allowing natural light to flood the space while providing the perfect setting to enjoy the outdoors all year round, where guests can be dined and entertained. The well equipped kitchen features an integrated oven and ample storage and workspace, creating a practical yet inviting heart of the home. To the first floor are three bedrooms and a modern shower room. The property has no onward chain, which is an added benefit.

Outside, the impressive rear garden is a real standout feature, offering a combination of patio seating areas, well maintained lawns, and plenty of space for entertaining, gardening, or family enjoyment. The corner plot position further enhances the sense of privacy and outdoor space. Located in Thorne, the property enjoys access to a range of local amenities, schools, shops, and transport links. Thorne is a well connected historic market town with a strong community feel, offering convenient access to nearby towns and cities including Doncaster, Goole, and the motorway network, making it an excellent location for commuters and families alike.

## GROUND FLOOR ACCOMMODATION

### Hallway

8'8" x 6'0" (2.66m x 1.83m )

### Lounge

20'6" x 10'5" (6.26m x 3.20m)

### Kitchen

14'0" x 9'10" (4.28m x 3.00m)

### Conservatory

15'8" x 7'1" (4.78m x 2.16m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'6" x 8'9" (3.82m x 2.67m)

### Bedroom Two

12'2" x 11'5" (3.71m x 3.48m )

### Bedroom Three

8'8" x 7'9" (2.66m x 2.37m)

### Shower Room

8'3" x 4'8" (2.52m x 1.43m )

## EXTERIOR

### Front

Set in the corner, having lawns to both side of the pathway.

### Rear

Set in a corner plot, this rear garden is fully enclosed, with storage sheds, lawned areas, seating areas and surrounded by mature shrubs and trees.

## DIRECTIONS

Heading into Thorne off the M18 follow Selby Road, which turns into Fieldside and then into King Street. Follow onto Silver Street and onto Ellison Street, taking a left turn onto Miller Lane, right onto Foxhill Road, left onto Oldfield Road and then right onto Mowbray Road, where the property can be identified by our 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: South 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.

## 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.

## 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

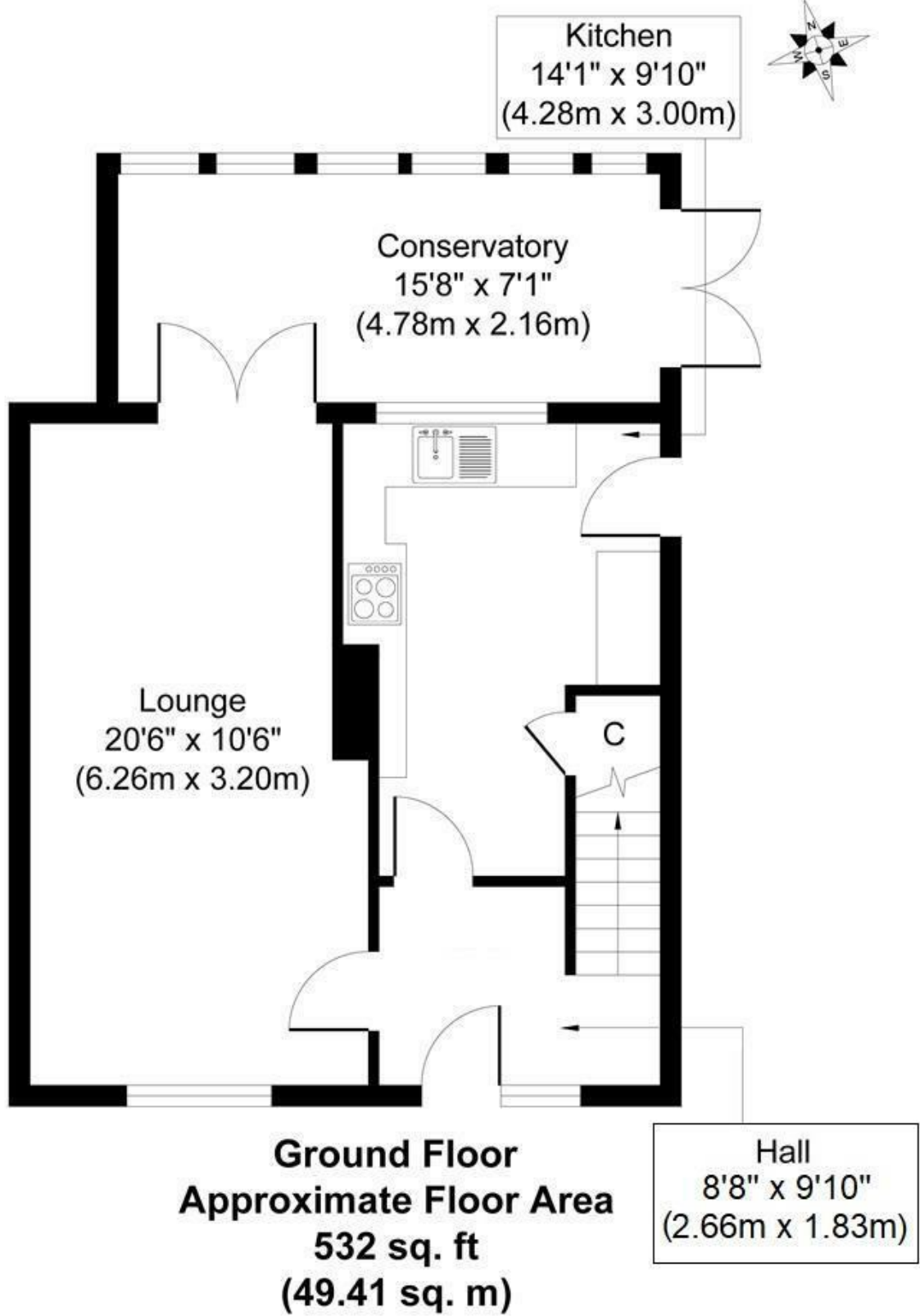
CASTLEFORD - 01977 558480

### **VIEWINGS**

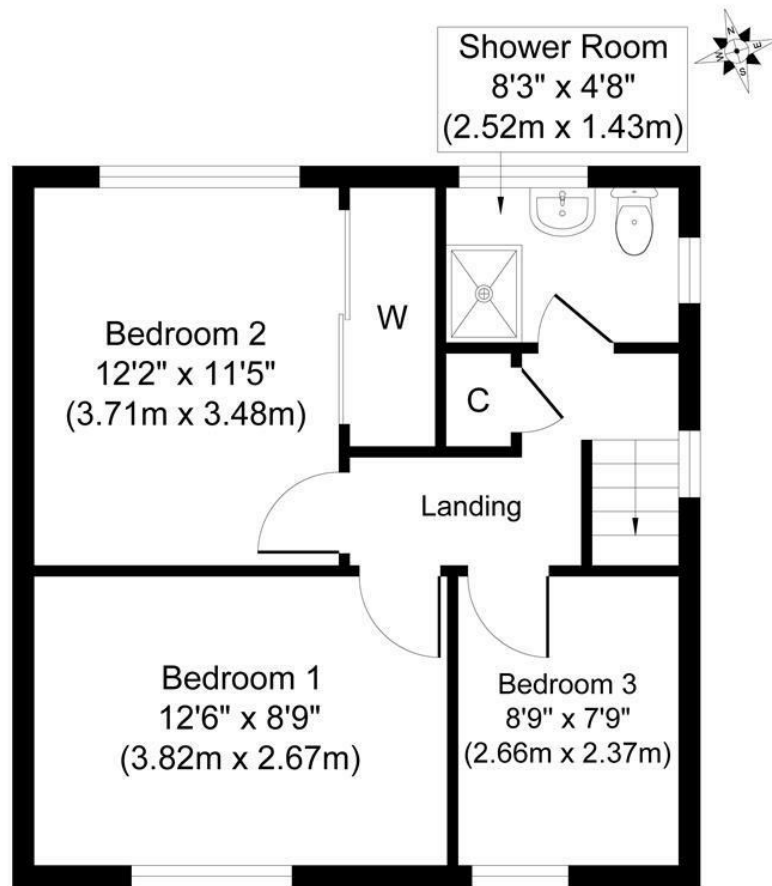
Strictly by appointment with the sole agents.

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.





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**  
**402 sq. ft**  
**(37.31 sq. m)**

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