

Park Row

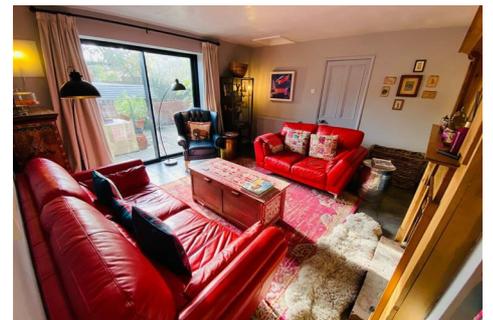


High Street, Eastrington, Goole, DN14 7PR

Offers Over £325,000



**** CHARACTERFUL DETACHED PROPERTY ** DESIRABLE VILLAGE LOCATION ** SOUTH FACING GARDEN ** PERIOD FEATURES **** This unique detached property, dating back to circa 1756, briefly comprises: entrance porch/boot room, inner hall, cellar, library, dining room, breakfast kitchen, utility, sitting room and study/bedroom five. To the first floor are four bedrooms, one having an ensuite, and a bathroom. The property has established gardens to the front and excellent views of St Michael's Church to the rear. **VIEWING IS REQUIRED TO FULLY APPRECIATE 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'**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having two double glazed panels to the front elevation flanked by uPVC double glazed panels leading into:

Entrance Porch/Boot Room

7'11" x 6'0" (2.43m x 1.84m)



UPVC double glazed window to the side elevation, feature brick walls and tiled effect flooring. Traditional timber panel door with top section having single glazed panels leading into:



Inner Hall

7'1" x 6'10" (2.18m x 2.09m)

Timber framed skylight window over the door facing front elevation, central heating radiator and tiled flooring. Stairs leading to First Floor Accommodation with balustrade and turned spindles and doors leading off.

Cellar

8'9" x 7'0" (2.67m x 2.15m)

Timber framed single glazed window to the rear elevation and lighting.

Library

13'3" x 12'4" (4.06m x 3.78m)



Feature fire place with brick back and tiled hearth with decorative timber fire mantle and surround. Alcove storage cupboard and shelving to three walls. UPVC double glazed window to the front elevation, central heating radiator and dado rail.



Dining Room

13'4" x 12'7" (4.07m x 3.86m)



Solid fuel fire with brick back, stone hearth and decorative timber surround with bevelled edge mirror. Alcove storage area and exposed timber floorboards. UPVC double glazed window to the front elevation and beams to ceiling. Timber door with top section having single glazed panels leading through into:



Breakfast Kitchen

15'3" x 12'9" (4.66m x 3.89m)



Range of black and grey fronted base units with chrome handles and drawer sections. Double sink with chrome mixer tap over set into granite effect composite work surface. 'Rayburn' stove with brick back and painted timber surround, beams to ceiling and tiled flooring. UPVC double glazed window to the fronted elevation and uPVC door with top section having double glazed panel to the front elevation. Timber doors with single glazed panels leading off.



Utility

14'1" x 4'3" (4.31m x 1.31m)



Range of base, wall and larder units with grey wood grain effect doors in a shaker style with black handles. Single bowl granite effect sink and drainer with black mixer tap over set into granite effect laminate work surface with matching upstand. Plumbing for dishwasher and washing machine, tiled flooring and telephone point. Timber framed single glazed window to the rear elevation giving views of St. Michael's Church.

Sitting Room

14'11" x 14'10" (4.56m x 4.54m)



Multi fuel cast burner with brick back and hearth and decorative timber fire surround with bevelled edge mirror. Double glazed sliding patio doors to the rear elevation leading out to patio/garden area with full length double glazed unit to the front elevation. Timber framed single glazed window to the rear elevation giving views of St. Michael's Church. Central heating radiator, loft access, television point and tiled flooring. Door leading off into:





Study/ Bedroom Five
13'1" x 7'8" (4.00m x 2.36m)



Timber framed single glazed window to the rear elevation giving views of St. Michael's Church. Wood effect flooring, telephone point and wall mounted electric heater.

FIRST FLOOR ACCOMMODATION

Half Landing

Stairs leading to First Floor Accommodation Landing and timber door leading through into:

Bathroom
7'0" x 6'5" (2.14m x 1.97m)

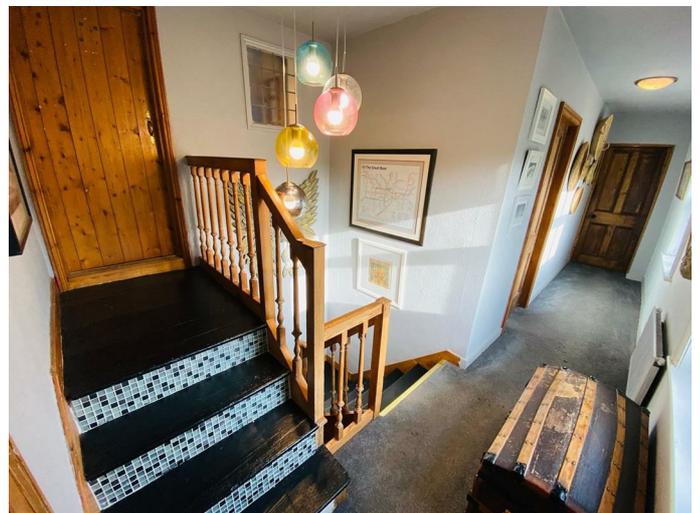


White panel bath with chrome taps over. White low flush w.c and white pedestal wash hand basin with chrome taps over. The room is tiled on all walls to ceiling height. Extractor fan. UPVC double glazed window to the rear elevation giving views of St. Michael's Church. Electric shaver point, central heating radiator and wood effect flooring.

Landing



Twin uPVC double glazed windows to the front elevation giving views into Garden and central heating radiator. Panel doors leading off and stairs leading to Bedroom Four.



Bedroom One

14'0" x 12'5" (4.28m x 3.81m)



UPVC double glazed window to the front elevation giving views over the Garden and central heating radiator. Loft access and door leading off into:



En Suite

13'7" x 4'1" (4.15m x 1.25m)



Walk in shower cubicle with white and chrome 'Triton' electric shower over. The room is tiled on all walls and ceiling. Timber framed double glazed 'Velux' window to the rear elevation giving views of St. Michael's Church. Twin 'His and Hers' white wash hand basins with chrome mixer tap over set into timber vanity. White low flush w.c with hidden cistern and chrome controls. Further timber framed 'Velux' window to rear elevation giving views of St. Michael's Church. Wall mounted electric towel rail.

Bedroom Two

13'3" x 12'4" (4.05m x 3.78m)



Built in black fronted wardrobes. UPVC double glazed window to the front elevation giving views of the Garden, central heating radiator and picture rail. Alcove storage and shelving unit.



Bedroom Three
11'5" x 9'8" (3.49m x 2.97m)



Fitted wardrobes and further storage sections. Timber framed double glazed window to the rear elevation giving views of St. Michael's Church. Central heating radiator and wood effect flooring.

Bedroom Four
7'2" x 6'6" (2.19m x 1.99m)



Timber framed double glazed 'Velux' window to the rear elevation giving views of the St. Michael's Church, wood effect flooring and beams to ceiling. Single glazed frosted window to the front elevation over the stairs.

Exterior

Front



Timber pedestrian access gate giving access into the entrance of the property. Stone flagged pathway leading away from the property and along both sides. Various patio areas with herbaceous borders, pond and chicken run. The garden is predominantly laid to lawn. The front of the property is fully enclosed with brick wall and hedging. Timber pedestrian access gate giving access onto flagged patio area which has entrance door into Kitchen. Outside tap, outside light and timber pedestrian access gate giving access into brick built storage area/workshop.





AGENTS NOTE

Please note: The bathroom is located on the half landing.

DIRECTIONS

From Airmyn Road in Goole, head North and continue onto Boothferry Road/ A614. At the roundabout take the second exit to stay on Boothferry Road/ A614. Continue over Boothferry Bridge and at the roundabout, take the second exit to stay on Boothferry Road/A614. At the roundabout, take the 1st exit and stay on Boothferry Road/A614. At the roundabout, take the 3rd exit onto Main Road/B1230. Turn left onto Long Lane. Continue onto Howden Road and then onto High Street. The property is located next to St Michael's Church and can be clearly identified by our Park Row 'For Sale' board.

TENURE

Freehold

COUNCIL TAX BANDING

Council: East Riding Of Yorkshire

Tax Band: D

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

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.

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.

VIEWING

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 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.

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

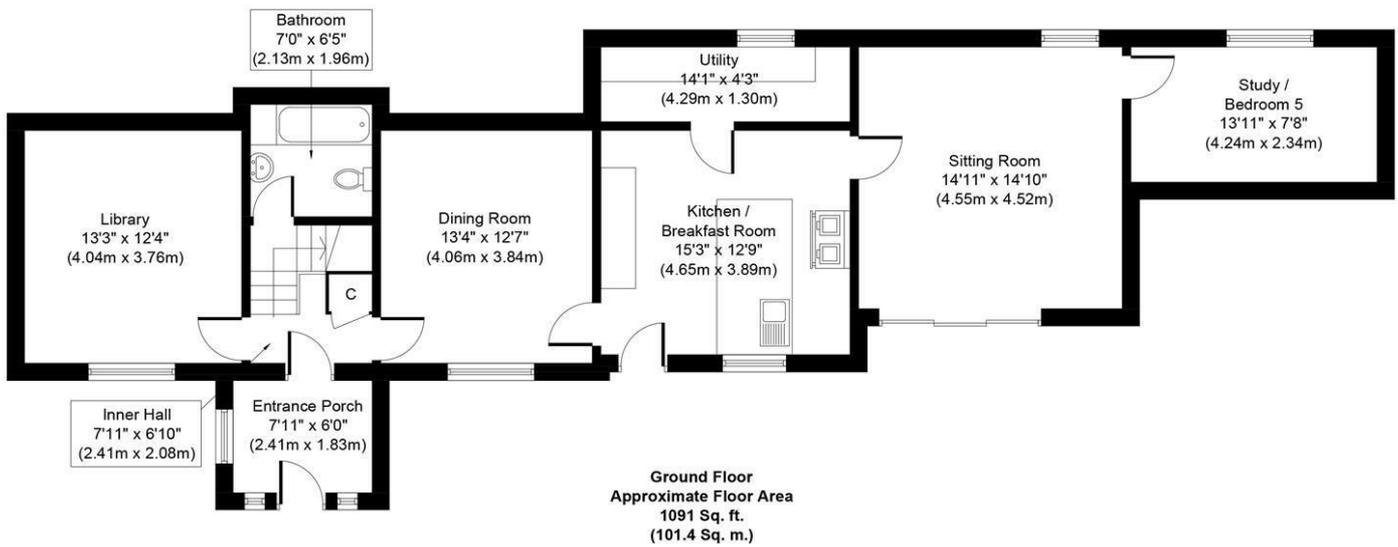
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

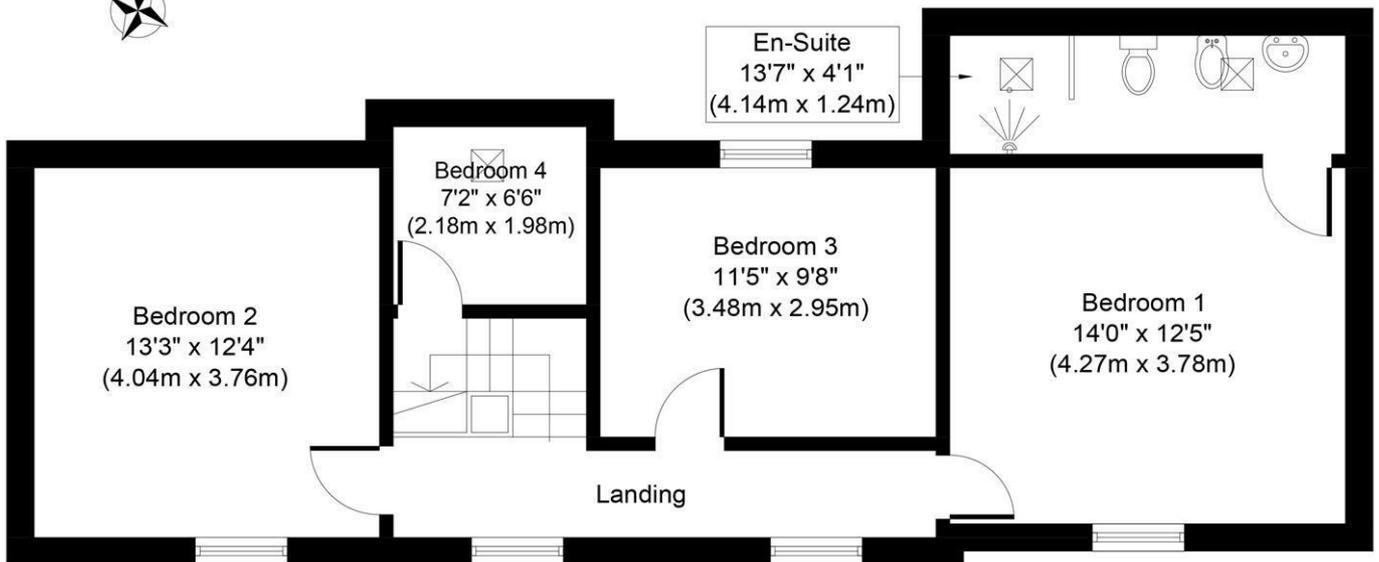
CASTLEFORD - 01977 558480





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. 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
691 Sq. ft.
(64.2 Sq. m.)

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