Park Rôw



Rick Davies Court, Goole, DN14 5RE

Offers Over £60,000

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ALLOCATED PARKINGSPACIOUS LIVING/DINING AREA** This apartment in Goole on the top floor briefly comprises: Lounge-Diner, Kitchen, one bedroom and Bathroom. Externally, there is one allocated parking space. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL AND LOCATION OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.









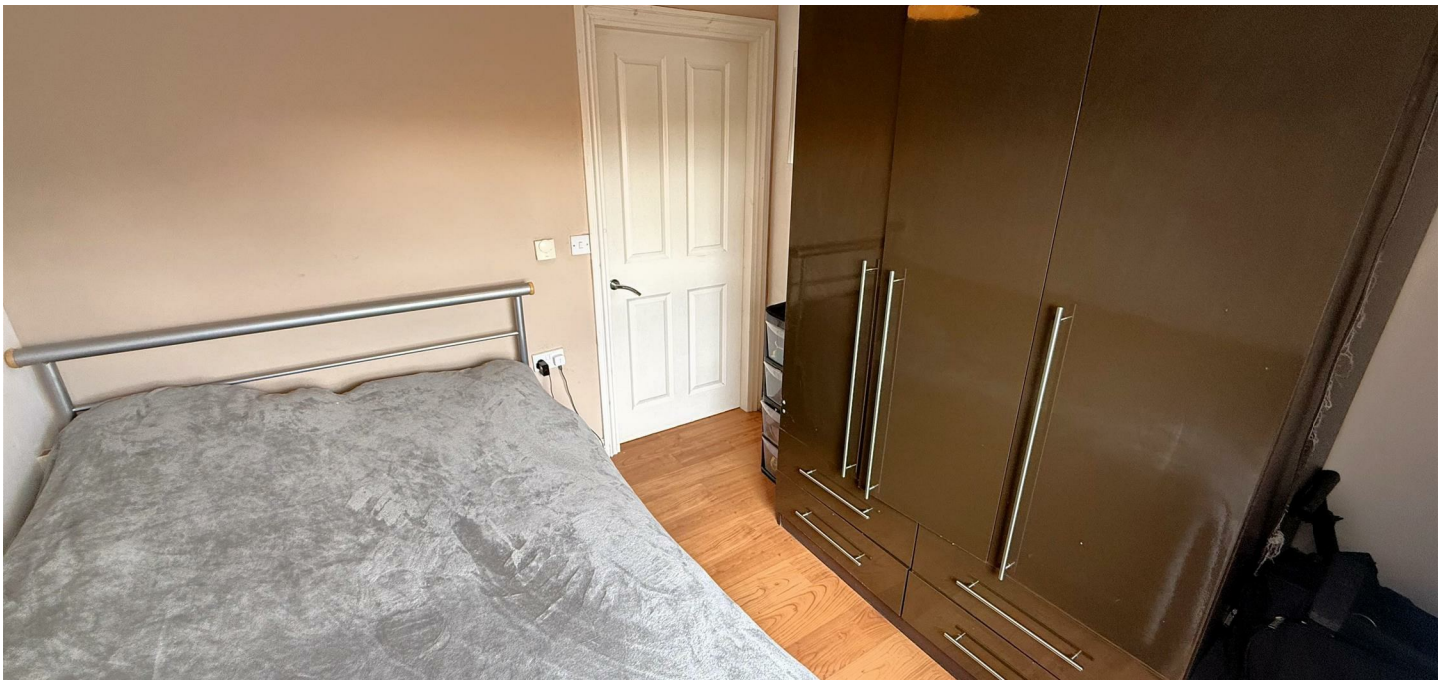












PROPERTY OVERVIEW
Situated on the third (top) floor with access from a lift, this well-proportioned apartment in Goole offers comfortable and practical living ideal for first-time buyers, or those looking to downsize. The property features a spacious living and dining area, providing a versatile space for both relaxation and entertaining, alongside a fitted kitchen. There is one good-sized bedroom and a bathroom completing the internal accommodation.
Externally, the apartment benefits from one allocated parking space, adding convenience and peace of mind. With its top-floor position offering a sense of privacy and elevated outlook, this property presents an excellent opportunity in a convenient location, the property also has a full security system.

ACCOMMODATION

Lounge
19'0" x 12'9" max (5.81m x 3.90m max)

Kitchen
9'0" x 6'7" (2.75m x 2.03m)

Bedroom One
11'0" x 9'2" max (3.37m x 2.80m max)

Bathroom
7'3" x 4'11" (2.23m x 1.50m)

EXTERNAL
Allocated parking space.

AGENT NOTE
Please note due to the covenants on the property, the property can not be rented out, therefore it is not suitable for Investors.

DIRECTIONS
From our branch on Pasture road head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street, turn left to stay on Mariners Street and turn left onto Stanhope Street. At the roundabout, take the third exit onto North Street, North Street where the property can be clearly identified by our Park Row Properties '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: Leasehold
Local Authority: East Riding of Yorkshire
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 Mains
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.

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
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480







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