

# Park Row

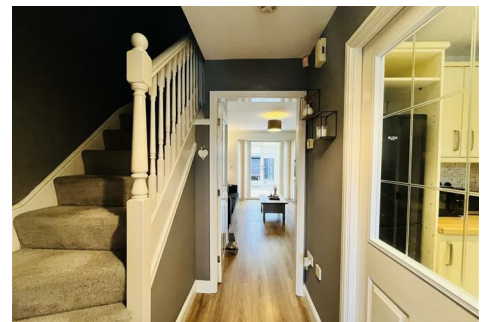


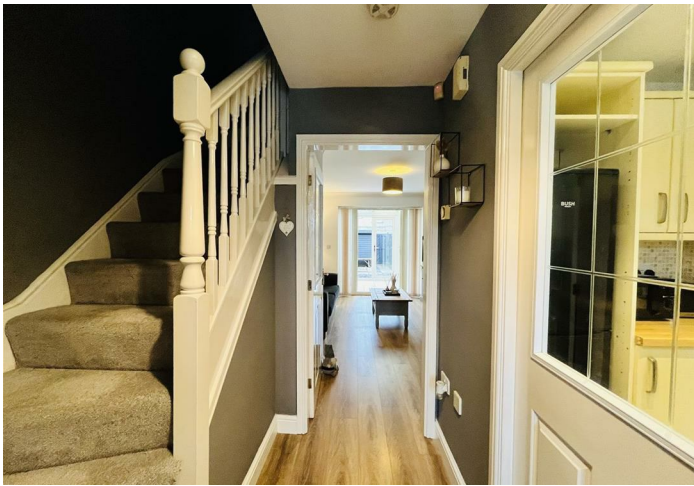
**Olive Grove, Goole, DN14 5AD**

**Offers Over £150,000**



**\*\* FIRST TIME BUYER OPPORTUNITY \*\* CLOSE TO LOCAL AMENITIES \*\*** Situated in the town of Goole this mid terrace property briefly comprises: Hallway, Kitchen, Lounge, Conservatory with under floor heating and ground floor W.C To the first floor are two bedrooms along with a family bathroom. Externally, the property benefits from an allocated parking space and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

This well maintained two bedroom mid terrace property offers comfortable and practical living accommodation. The ground floor comprises a welcoming hallway with a spacious lounge, and a modern fitted kitchen, a conservatory runs to the rear of the house providing useful additional living space with underfloor heating, complemented by a convenient ground-floor WC.

To the first floor are two bedrooms the main bedroom having mirrored fitted wardrobes providing all your storage needs, and a family bathroom. Externally, the property features a paved frontage leading to the front door, with outside tap while the fully enclosed rear garden includes a patio area and a storage shed, offering a private outdoor space. The home further benefits from an allocated parking space, making it an ideal choice for first-time buyers, downsizers, or investors.

## GROUND FLOOR ACCOMMODATION

### Hall

11'10" x 3'8" (3.61m x 1.12m)

### Ground Floor W.C

### Kitchen

10'9" x 5'6" (3.30m x 1.68m)

### Lounge

15'0" x 12'4" (4.59m x 3.76m)

### Conservatory

10'0" x 6'11" (3.05m x 2.13m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'3" x 11'1" (3.74m x 3.38m)

### Bedroom Two

12'4" x 8'9" (3.76m x 2.68m)

### Bathroom

6'7" x 5'7" (2.01m x 1.71m)

## EXTERIOR

### Front

To The front is slate stone to either side of the pathway, and cold water tap.

### Rear

The rear is fully enclosed with fencing all around paved patio area and shed to the rear with access gate.

## DIRECTONS

Head south down Pasture Road and turn left onto Boothferry. Next, turn right onto Mariners Street then left onto Stanhope

Street. At the roundabout, take the third exit onto North Street and continue on Hook Road. Then take a left onto Wentworth Drive, right onto Bretton Avenue and finally left onto Olive Grove. The property will be clearly marked by the 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: Freehold

Local Authority: East Yorkshire County Council

Tax Banding: B

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

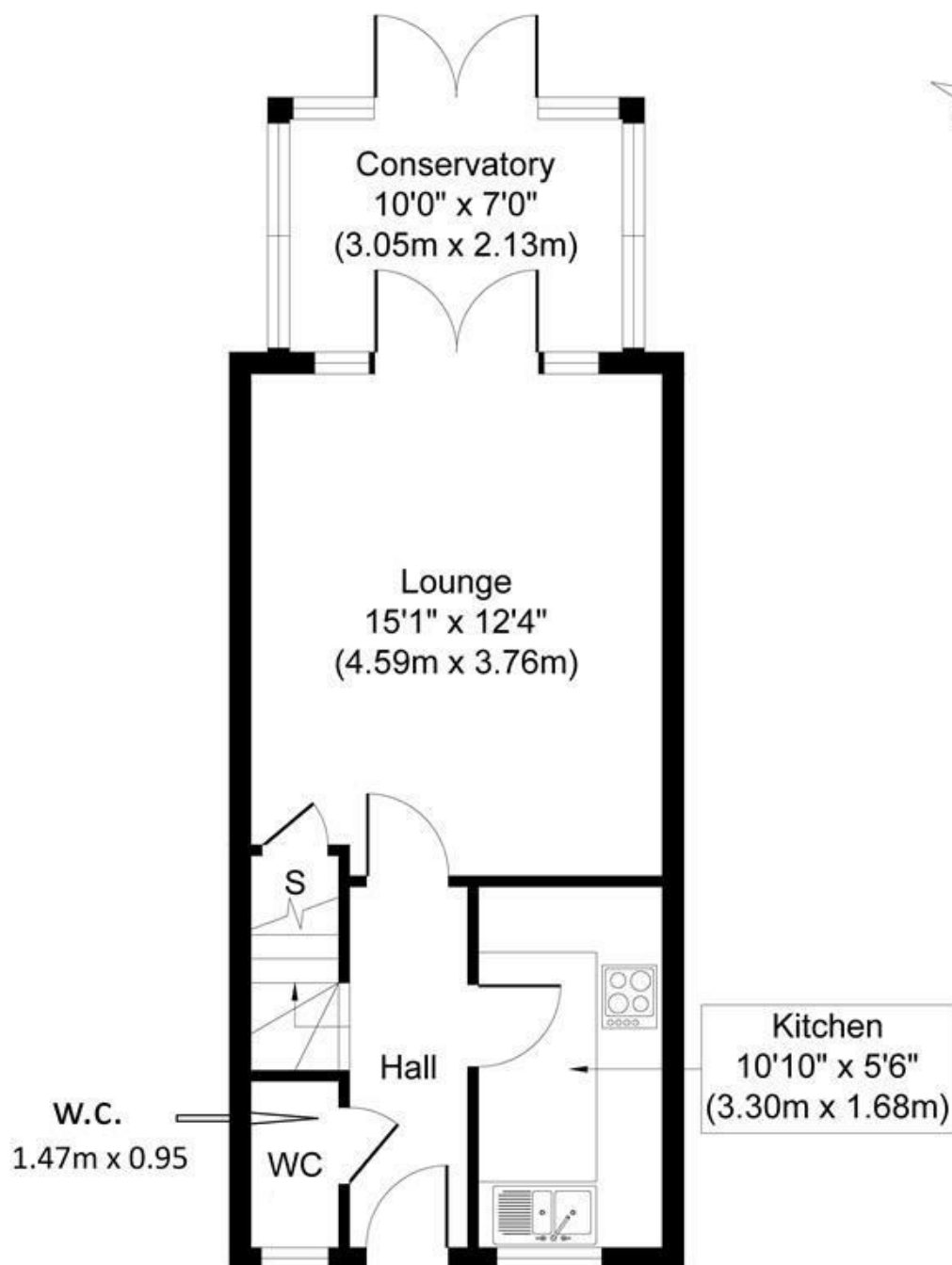
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **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.

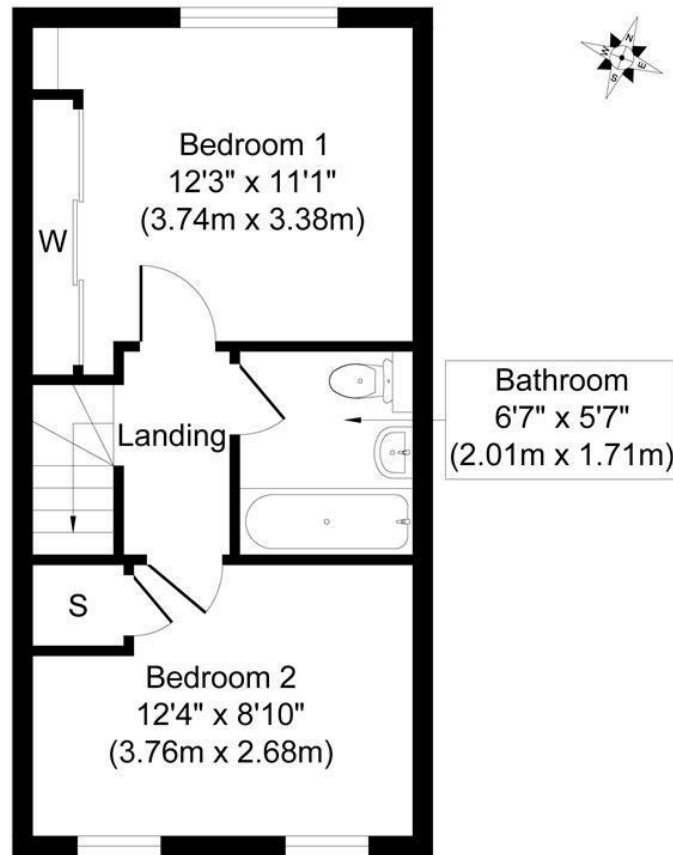




**Ground Floor**  
**Approximate Floor Area**  
**400 sq. ft**  
**(37.14 sq. m)**

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**  
**323 sq. ft**  
**(30.04 sq. m)**

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