

# Park Rôw



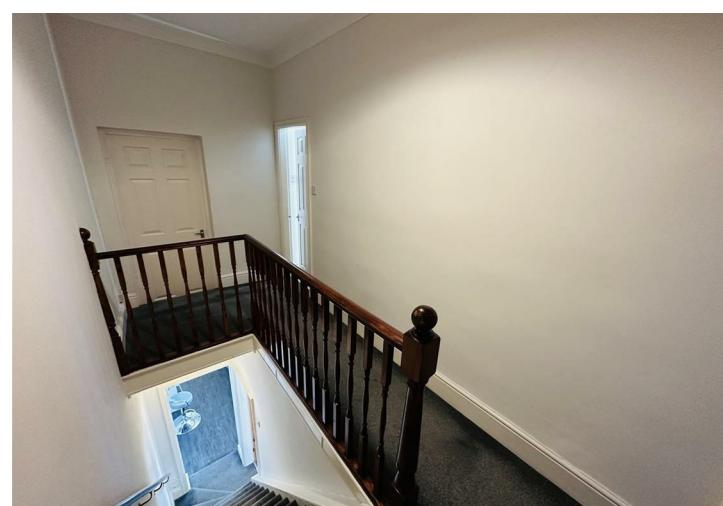
**Argyle Street, Goole, DN14 5EN**

**Offers Over £90,000**



\*\* CLOSE TO COMMUTER LINKS \*\* NO UPWARD CHAIN \*\* Situated in the town of Goole, this two bedroom mid-terrace property briefly comprises: Hall, Lounge Dining Room, Kitchen, Utility and Ground Floor w.c.. To the First Floor, two bedrooms and Bathroom. Externally, the property benefits from low maintenance enclosed rear garden. VIEWING HIGHLY RECOMMENDED 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'.









## PROPERTY SUMMARY

Situated in the popular town of Goole, this well-presented two bedroom mid-terrace property offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. The ground floor boasts a spacious open plan lounge and dining area, perfect for modern living and entertaining. To the rear, the fitted kitchen is complemented by a utility and convenient ground floor W.C., adding to the property's practicality. Upstairs, the first floor offers two generously sized bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers. Externally, the property benefits from direct access to a pedestrian footpath to the front, while the fully enclosed rear garden is low maintenance, ideal for relaxing or entertaining. A timber pedestrian gate leads to a rear service lane, offering additional convenience.

## GROUND FLOOR ACCOMMODATION

### Hall

12'4" x 3'4" (3.76m x 1.03m)

### Lounge Dining Room

25'10" x 12'9" (7.88m x 3.91m)

### Kitchen

14'1" x 6'3" (4.30m x 1.91m)

### Utility

6'10" x 3'0" (2.09m x 0.93m)

### W.C.

6'3" x 2'8" (1.93m x 0.82m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

16'7" x 11'11" (5.06m x 3.64m)

### Bedroom Two

13'5" x 10'1" (4.10m x 3.09m)

### Bathroom

13'5" x 6'6" (4.11m x 1.99m)

## EXTERIOR

### Front

Pedestrian footpath.

### Rear

Fully enclosed, low maintenance rear garden with timber pedestrian access gate leading to service lane.

## DIRECTIONS

From our branch on Pasture Road head south towards

Second Avenue. Turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn right onto Burlington Crescent and turn left onto Alexandra Street. Finally, turn onto Argyle Street and the property will be clearly identified by our Park Row Properties 'For Sale' board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

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.

## 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.

## 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.

## 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:

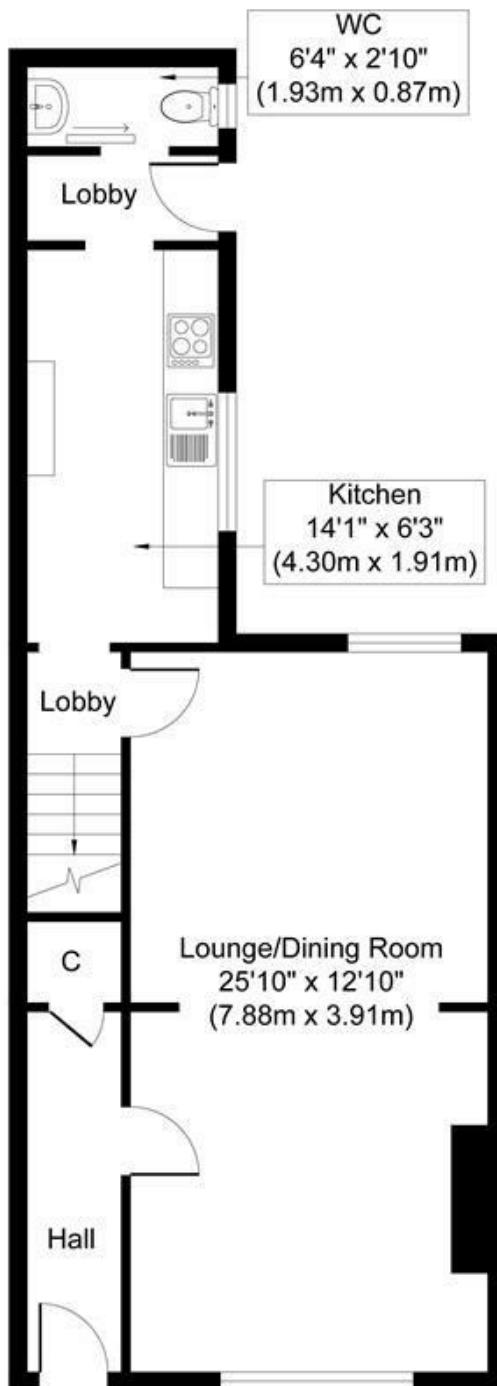
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

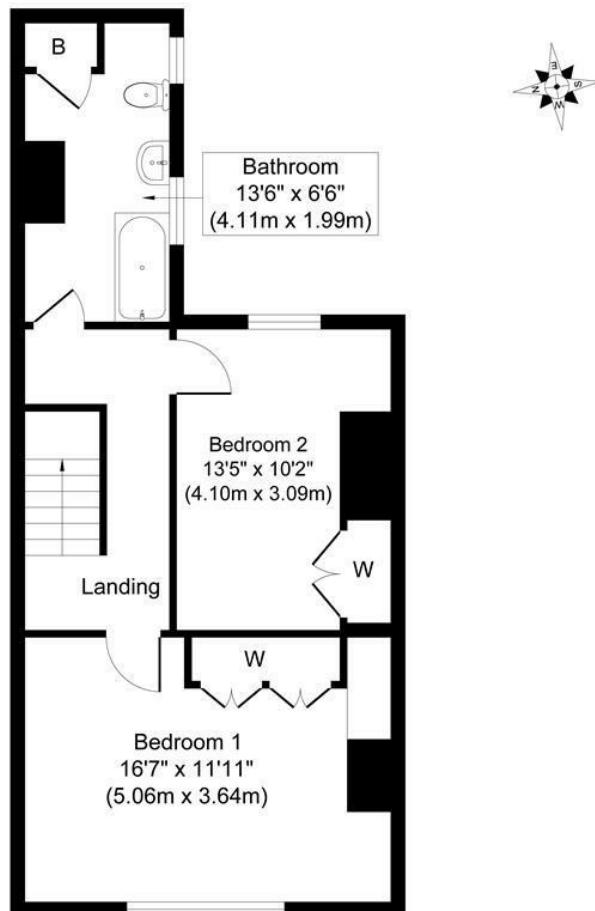
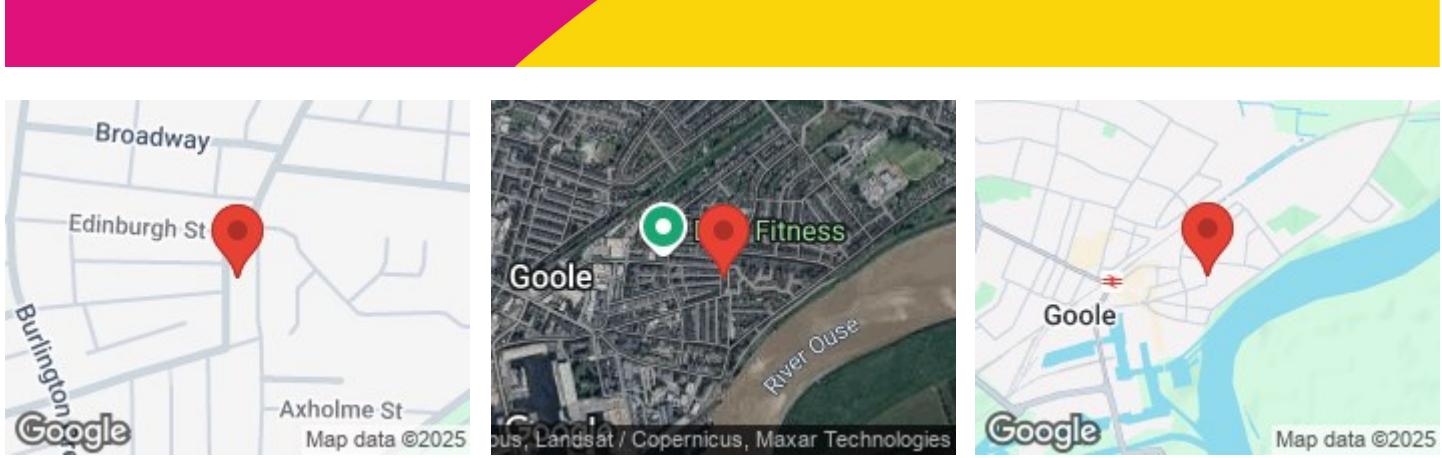
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**571 sq. ft**  
**(53.09 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**  
**(48.09 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (70-80)		C (70-80)	
D (59-69)		D (59-69)	
E (48-58)		E (39-54)	
F (38-47)		F (21-38)	
G (18-27)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	