Park Rôw

Marsh Lane Gardens, Kellington, Goole, DN14 0PG

Offers Over £150,000

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** NO UPWARD CHAIN ** VILLAGE LOCATION ** Situated in Kellington this property briefly comprises: entrance hallway, lounge, dining kitchen and conservatory. To the first floor accommodation are three bedrooms and shower room. VIEWING IS ESSENTIAL 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 OVERVIEW
Situated in the sought-after village of Kellington, this semi-detached family home is offered to the market with no upward chain. The property benefits from a spacious layout and features a conservatory, off-street parking, a garage, and gardens to both the front and rear. Ideally suited to families or first-time buyers, this home combines comfortable living with excellent outdoor space in a convenient location.

GROUND FLOOR ACCOMMODATION

Hall
8'4" x 5'4" (2.55m x 1.65m)

Lounge
15'5" x 12'6" (4.70m x 3.83m)

Kitchen
15'10" x 10'6" (4.83m x 3.21m)

Conservatory
7'5" x 7'4" (2.27m x 2.24m)

FIRST FLOOR ACCOMMODATION

LANDING

Bedroom One
13'11" x 9'4" (4.25m x 2.86m)

Bedroom Two
11'7" x 9'4" (3.54m x 2.85m)

Bedroom Three
8'4" x 6'3" (2.55m x 1.91m)

Shower Room
6'1" x 5'4" (1.87m x 1.65m)

EXTERIOR

Front
Flagged pathway partially along the front. The front garden itself is laid to lawn with herbaceous borders. Boundaries defined by timber fence, concrete posts and gravel boards. Decorative stone driveway running past the front garden along the side of the property where there is a halogen floodlight on PIR sensor. The driveway Leads to the single garage with up and over door. Timber pedestrian access gate giving access to the rear garden.

Rear
Further outside halogen floodlight on PIR sensor, outside tap, flagged patio area which is fully enclosed with timber fence, concrete posts and gravel boards. Further timber pedestrian access door giving access to the garage with single glazed timber framed window and power connected.

TENURE, LOCAL AUTHORITY AND TAX BANDING
Tenure: Freehold
Local Authority: North Yorkshire
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.

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.

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.

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

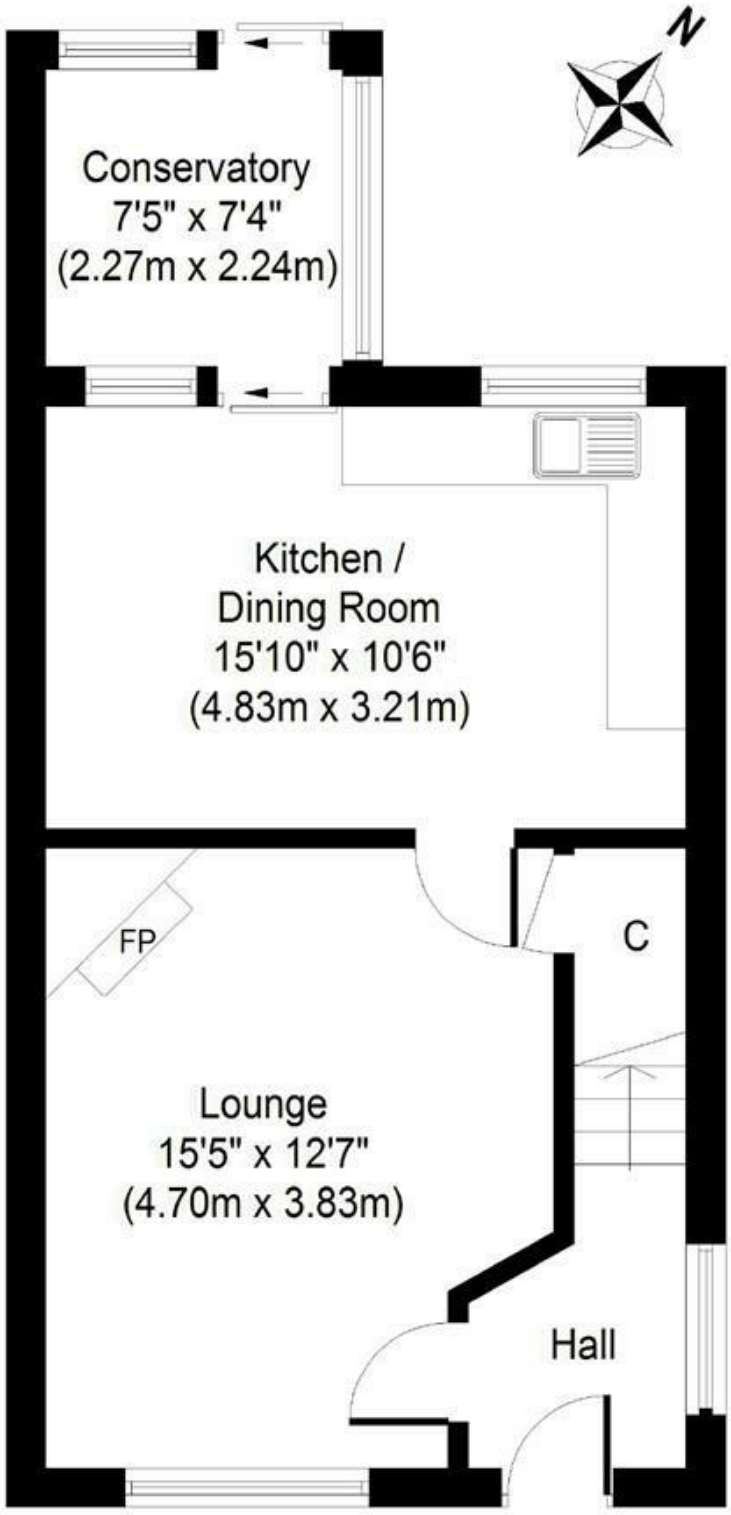
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
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.



Ground Floor
Approximate Floor Area
482 Sq. ft.
(44.8 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.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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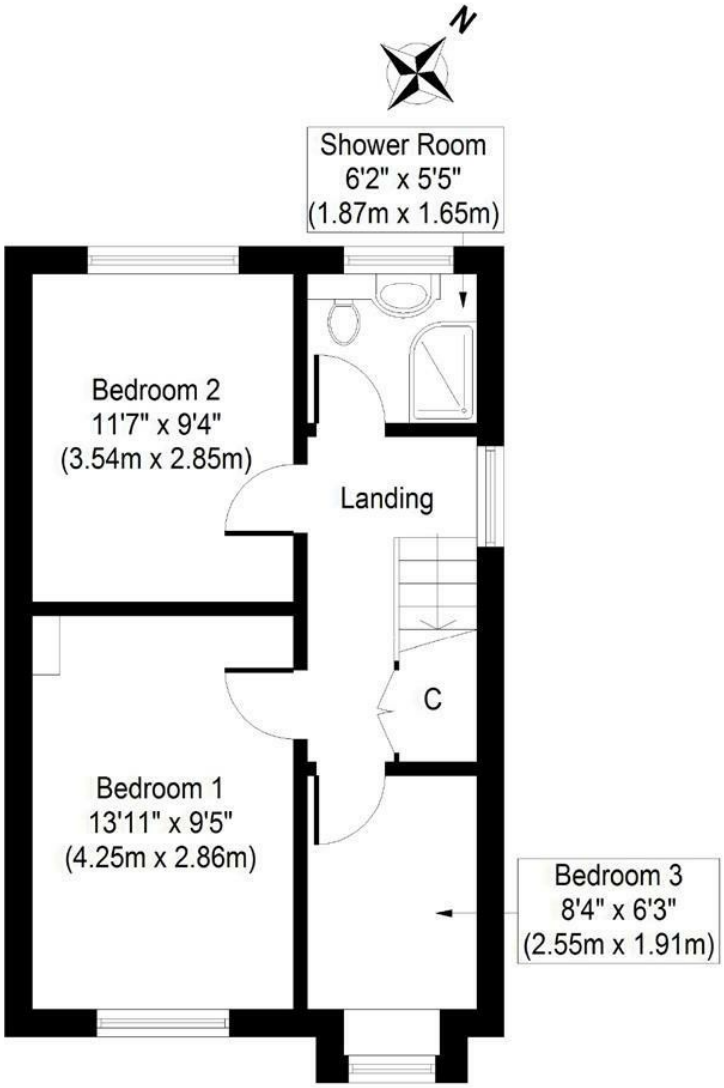

First Floor
Approximate Floor Area
426 Sq. ft.
(39.6 Sq. m.)

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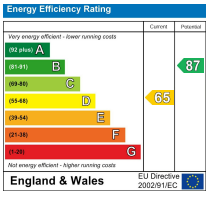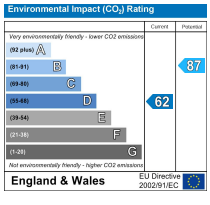
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