

# Park Row



**High Street, West Cowick, Goole, DN14 9EF**

**Offers Over £300,000**



**\*\* TWO RECEPTION ROOMS \*\* BREAKFAST KITCHEN \*\*** Built in around the 1700's and located in the sought after village of West Cowick, this detached family home briefly comprises: Entrance, Hall, Groundfloor w.c, Dining Room, Lounge, Breakfast Kitchen and Utility/Pantry. To the First Floor are three bedrooms with an Ensuite/Dressing room to Master Bedroom and a further family Bathroom. Externally the property benefits off street parking and gardens. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS HOME. 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'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

Hardwood timber door leading into:

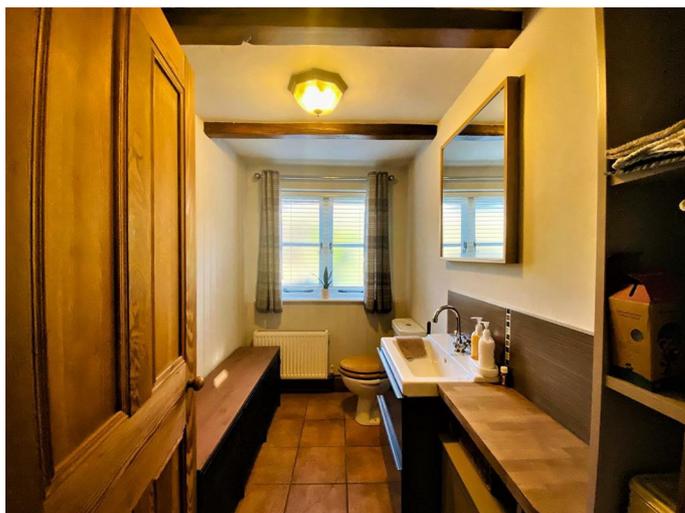
### Hall

13'0" x 5'4" (3.97m x 1.63m)

Beams to ceiling and timber framed double glazed window to the side elevation. Keypad for intruder alarm, central heating radiator and tiled flooring. Doors leading off:

### Groundfloor W.C

8'4" x 5'2" (2.56m x 1.59m)



White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity unit with tiled splashback. Solid wood shelving area to the side with tiled splashback and storage. Timber framed double glazed frosted window to the rear elevation. Beams to ceiling and tiled flooring.



### Dining Room

17'3" x 16'11" (5.28m x 5.16m)



Cast multi fuel burner with stone fireplace and inset timber mantel. UPVC double glazed windows to side elevations. Beams to ceiling, tiled flooring and central heating radiator. Stairs leading to First Floor Accommodation and double aperture stepping down into Lounge. Timber panel door leading into Breakfast Kitchen.





### Lounge

19'7" x 15'4" (5.97m x 4.69m)



### Breakfast Kitchen

16'11" x 14'5" (5.18m x 4.40m)



Cast multi fuel burner with stone hearth and inset timber mantel. Beams to ceiling. Timber framed patio doors with top section having double glazed panel to the rear elevation leading to patio/garden area. Timber framed double glazed window to the rear elevation.



Feature fireplace with inset stone mantel and stone hearth. White 'Belfast' style sink inset to solid wood worksurface with tiled splashback. Integrated extractor fan and plumbing for dishwasher. Beams to ceiling. UPVC double glazed windows to the side elevations. Central heating radiator and slate tiled flooring. Timber door leading into:



### Utility/Pantry

5'0" x 4'11" (1.53m x 1.52m)

UPVC double glazed frosted window to the side elevation. 'Vaillant' central heating boiler. Wood worksurfaces, plumbing for washing machine and tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### Landing

Loft access, beams to ceiling and timber doors leading off:

#### Bedroom One

19'4" x 14'9" (5.91m x 4.50m)



Timber framed double glazed windows to the rear elevation, central heating radiator and doors leading off into:



### En-Suite/ Dressing Room

20'0" x 5'8" (6.10m x 1.73m)



Walk in shower cubicle with 'Mira' white and chrome shower over. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity unit with tiled surface. Timber framed double glazed frosted window to the rear elevation. Central heating radiator and wood effect flooring.

### Bedroom Two

17'1" x 14'0" (5.21m x 4.28m)



Beams to ceiling. UPVC double glazed windows to side elevations. Aperture flowing into 'His and Hers' separate walk in wardrobes. Central heating radiators and television point.



### Bedroom Three

16'10" x 7'6" (5.14m x 2.29m)



UPVC double glazed window to the side elevation, central heating radiator, beams to ceiling and exposed floorboards.

### Bathroom

11'0" x 5'9" (3.37m x 1.76m)

Roll top bath with chrome taps over and tiled splashback. Separate shower cubicle with chrome trimmed concertina style door and white and chrome 'Mira' shower over. The shower area is tiled to three quarter height. UPVC double glazed frosted windows to the side elevations. White low flush w.c and white pedestal wash hand basin with chrome taps over. Behind the suite is tiled to mid height. Beams to ceiling, central heating radiator and extractor fan.

### EXTERIOR

## Front



Timber double vehicular and pedestrian access gates leading onto pebbled hardstanding providing off street parking. Outside lamp, floodlight and carport continuing along the side of the property leading through to the rear.

## Rear



Further floodlights and timber pergola. The garden steps up into a second tier with decorative stone patio area and mature established trees and shrubs. Further block built storage unit and outside shelter. Aperture flowing through into grassed area with further mature established trees and shrubs, the boundaries are defined by hedging. The garden area is fully enclosed with timber fencing.

## Directions

Leave Selby on the A1041 Bawtry Road. Proceed through the villages of Camblesforth and Carlton (approx 7 miles) to Snaith. At the roundabout turn left and then take a right hand turn onto Butt Lane which turns into High Street. The property can clearly be identified on the left hand side by our Park Row Properties 'For Sale' board.

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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.

## 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.

## 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

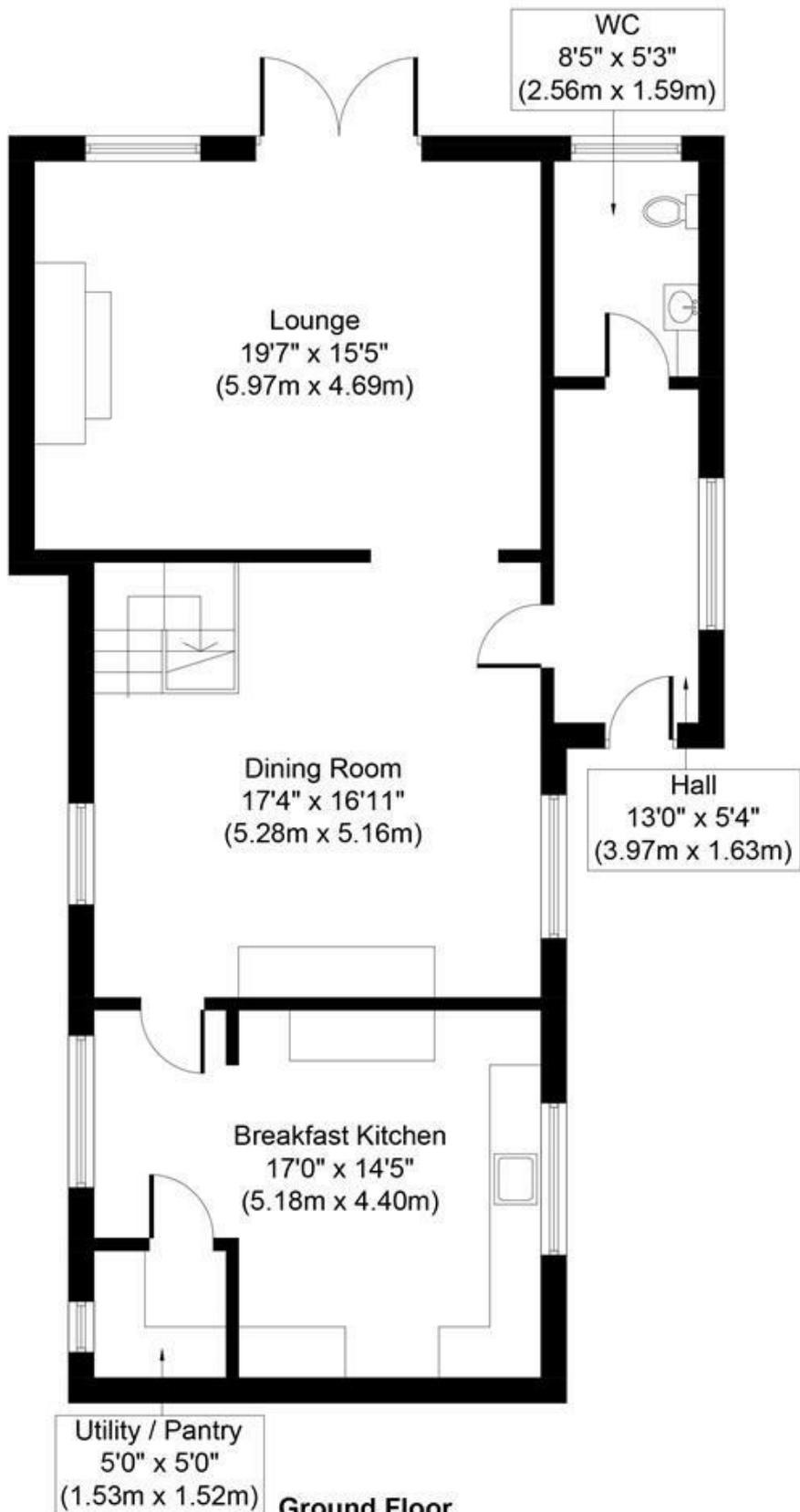
CASTLEFORD - 01977 558480

## VIEWINGS



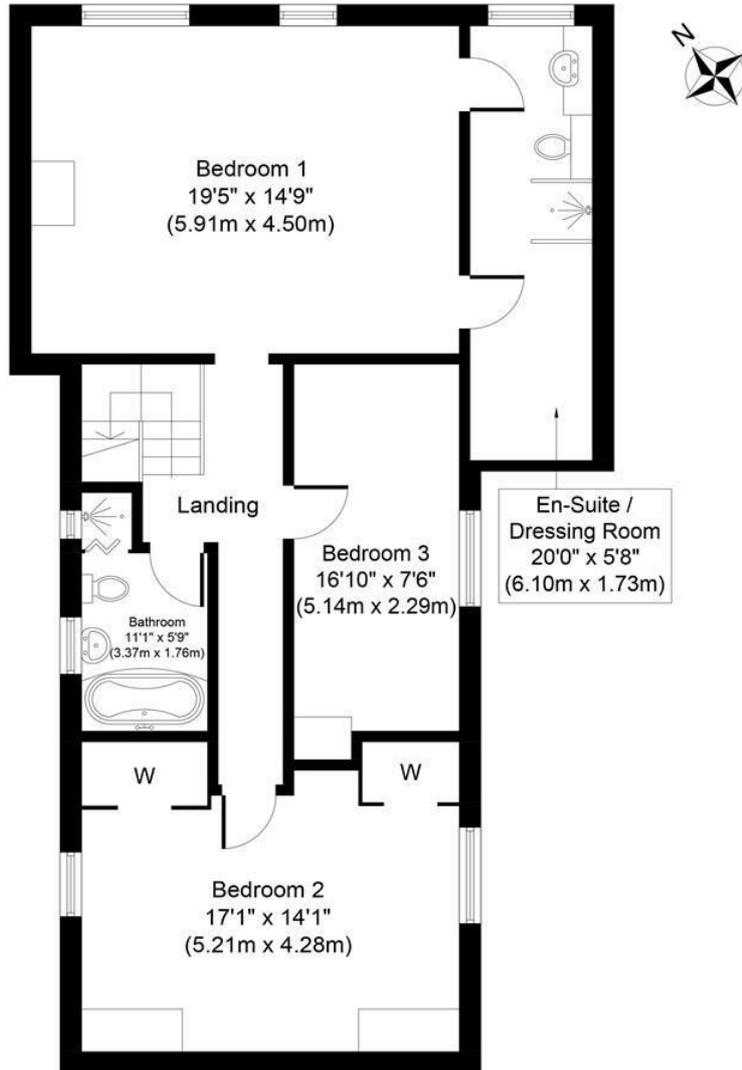
Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**981 Sq. ft.**  
**(91.1 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.



**First Floor**  
**Approximate Floor Area**  
**970 Sq. ft.**  
**(90.1 Sq. m.)**

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