

# Park Row



**Green Acres, Eggborough, Goole, DN14 0TG**

**Offers Over £190,000**



**\*\*MODERN KITCHEN DINER/FAMILY ROOM\*\* ENCLOSED REAR GARDEN\*\* OFF STREET PARKING\*\***

Situated in Eggborough, this semi detached property briefly comprises: entrance hall, pantry/store, lounge, kitchen diner/family room, inner hall and bathroom. To the first floor are four bedrooms. VIEWING IS ESSENTIAL 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'





## Ground Floor Accommodation

### Entrance

UPVC door with top section having three double glazed frosted panels to the front elevation leading through into:

### Hallway

18'6" x 5'2" (5.64m x 1.59m)

UPVC double glazed windows to the side and front elevation, central heating radiator and stairs leading to first floor accommodation. Doors leading off.

### Pantry/Store

5'1" x 4'11" (1.55m x 1.51m)

UPVC double glazed frosted window to the side elevation, 'Worcester Bosch' central heating boiler, tiled flooring, storage and shelving space.

### Lounge

15'7" x 12'5" (4.77m x 3.80m)



Multi fuel cast stove inset to chimney breast with tiled hearth. Two uPVC double glazed windows to the front elevation, telephone point and central heating radiator.



## Kitchen Diner/ Family Room

28'1" x 14'0" (8.56m x 4.27m)



In the kitchen section there are a range of graphite base, wall and larder units, white work surfaces with matching upstand and partial brick tiled splashback. Integrated appliances include: double 'Neff' oven, 'Neff' five ring ceramic hob with brushed steel electric extractor fan over benefitting from downlighting. Wine rack, washing machine and dishwasher. Wood effect flooring, pull out racks, centre island with breakfast bar area and contemporary wall mounted central heating radiator.

In the dining / family section there are uPVC double glazed bifold doors to the rear elevation and timber framed double glazed skylight window to the side elevation. Contemporary wall mounted central heating radiator and wood effect flooring.





**Inner Hallway**  
Doors leading off.

**Bathroom**  
9'11" x 5'5" (3.03m x 1.67m)



White 'P' shaped panel bath with chrome mixer tap over incorporating chrome shower attachment and further white and chrome electric 'Mira' shower. The bath/shower area is tiled to ceiling height. White low flush w.c with chrome fittings and white pedestal wash had basin with chrome mixer tap and tiled splashback. UPVC double glazed frosted windows to the side elevation, central heating radiator and tiled flooring.

### First Floor Accommodation

#### Landing

UPVC double glazed window to the side elevation, loft access, storage cupboards and doors leading off.

**Bedroom One**  
10'11" x 10'0" (3.35m x 3.06m)



UPVC double glazed windows to side and rear elevation and central heating radiator.





**Bedroom Two**  
14'1" x 10'0" (4.31m x 3.05m)



UPVC double glazed window to the rear elevation giving views over garden and cricket field beyond and central heating radiator.

**Bedroom Three**  
10'10" x 9'11" (3.32m x 3.04m)



UPVC double glazed window to the front elevation and central heating radiator.

**Bedroom Four**  
7'7" x 6'9" (2.33m x 2.06m)



Range of mirrored fronted fitted wardrobes with sliding doors and uPVC double glazed window to the front elevation.

**Exterior**



## Front



Storm porch and decorative stone pathway. The front garden is astroturfed with brick blocked borders and further crushed slate border. The stone pathway merges into driveway accessed from two brick pillars leading up past the front garden along the side providing ample off street parking. Boundaries defined by timber fence, timber posts and hedging.

## Side

Outside tap and doors leading into outside storage. Timber pedestrian access gate giving access into the true rear.

## Rear



Outside electrical point and 'Indian' stone flagged patio area. The garden is predominantly laid to lawn with a further flagged 'Indian' stone pathway running along the side of the garden with decorative stone edgings, taking us to further patio area. Brick built barbeque area and timber decked patio area with inset lighting. The rear is fully enclosed with block wall, timber fence, timber posts, concrete posts and decorative gravel boards.



## Directions

Head north east on Finkle Street towards Micklegate continue to follow the road. Turn right onto Water Hill Lane, then turn right onto New Street /A19, continue to follow A19. Turn left onto Park Street (A1041) continue to follow the road, go through one roundabout. At the roundabout, take the third exit onto A63. At the next roundabout, take the first exit onto Doncaster Road/A19. Continue to follow A19. At the roundabout, take the 3third exit onto Weeland Road/A645. At the roundabout, take the second exit to continue on A645. Take a left onto Green Acre where the property can be identified.

## Tenure

Freehold

## 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 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

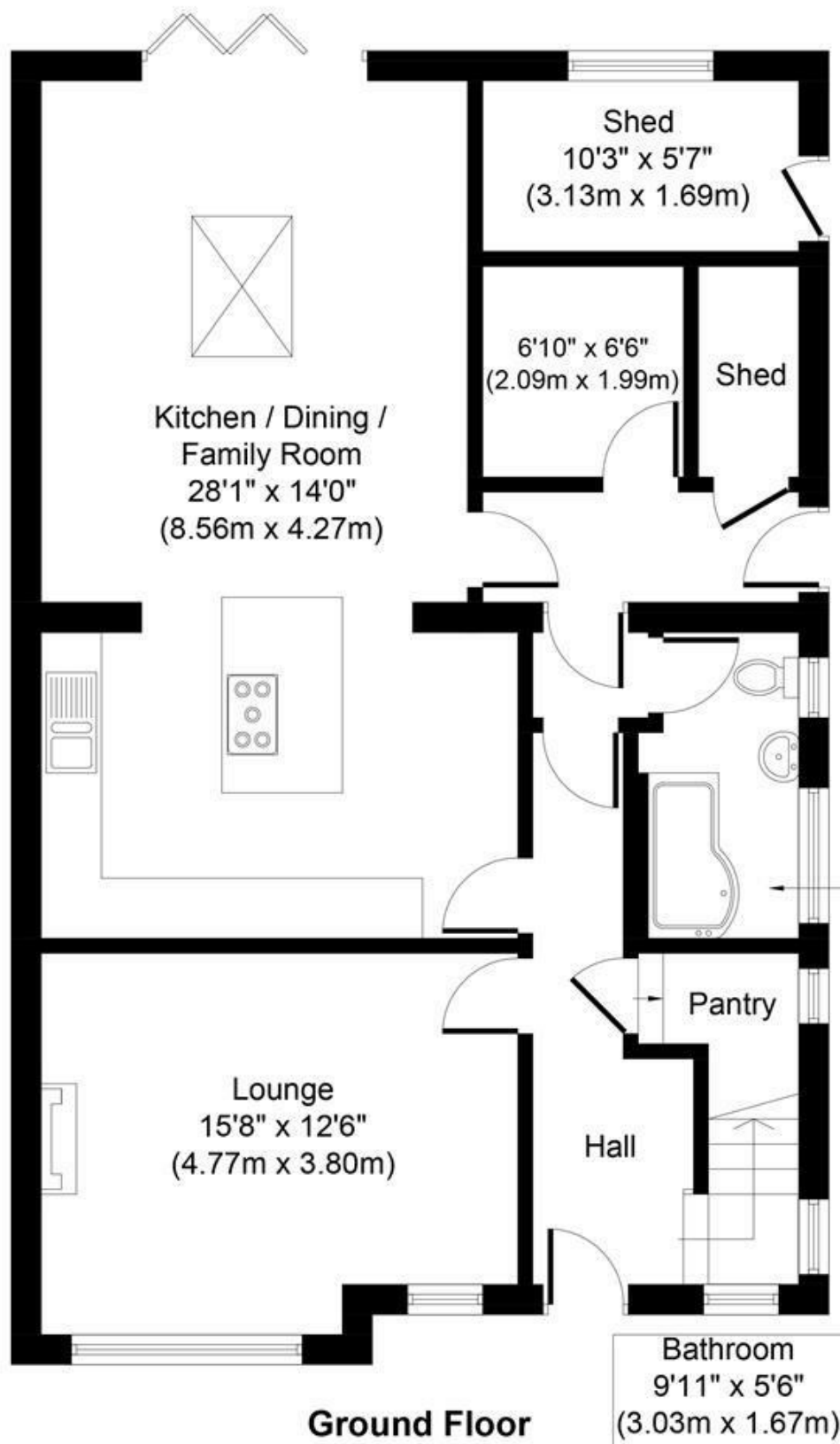
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## Viewings

Strictly by appointment with the sole agents.

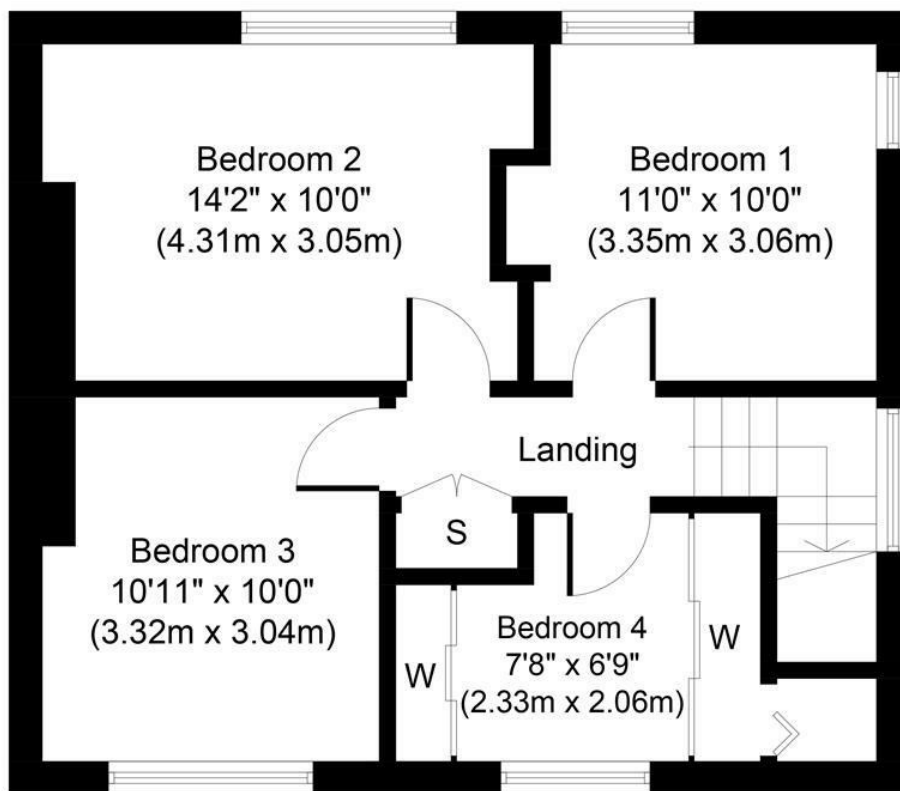
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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**  
**529 Sq. ft.**  
**(49.1 Sq. m.)**

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