

Park Row



George Street, Snaith, Goole, DN14 9HZ

Asking Price £190,000



****CUL DE SAC LOCATION**DRIVEWAY**** Situated in the popular market town of Snaith, bustling with independent local businesses and within short walking distance of the train station and town centre. This semi-detached property briefly comprises: Hall, Kitchen, Lounge, three bedrooms and Bathroom. The property also benefits from a driveway and garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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

Located in the popular market town of Snaith, this three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a renovation project. Requiring significant modernisation throughout, the property offers great potential to create a bespoke family home. The ground floor comprises a lounge with patio doors leading out to the rear garden, offering plenty of natural light and scope for redesign. The kitchen provides a functional layout but would benefit from updating to suit modern tastes. A ground floor W.C. adds convenience and completes the downstairs accommodation. Upstairs, the property offers three bedrooms, all of which require refurbishment but provide a solid foundation for improvement. The family bathroom is also in need of renovation, presenting an opportunity to reconfigure or upgrade. Externally, the property benefits from a rear garden with a patio area, ideal for outdoor seating once improved. To the front, there is a garden and a driveway providing off-street parking, leading to a single garage. This is a fantastic project property with huge potential, ideal for investors, developers, or buyers looking to put their own stamp on a home. With the right vision and investment, this property could be transformed into a wonderful residence.

GROUND FLOOR ACCOMMODATION

Kitchen

9'10" x 7'10" (3.00m x 2.40m)

Ground Floor W.C.

Lounge

16'5" x 14'8" maximums (5.02m x 4.48m maximums)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'6" x 9'5" (3.51m x 2.89m)

Bedroom Two

11'8" x 8'1" (3.57m x 2.48m)

Bedroom Three

8'5" x 6'2" (2.59m x 1.90m)

Bathroom

8'1" x 4'9" (2.47m x 1.47m)

EXTERNAL

Front

Front garden and driveway.

Rear

Fully enclosed rear garden.

Garage

16'11" x 8'3" (5.16m x 2.52m)

DIRECTIONS

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road. Proceeding along this road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith. On entering Snaith, once you pass the railway line, take your first left onto George Street, the property will be clearly marked by the Park Row Properties 'For Sale' Board on the right hand side of the street.

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: North Yorkshire Council

Tax Banding: C

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: Mains

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.

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.

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.

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

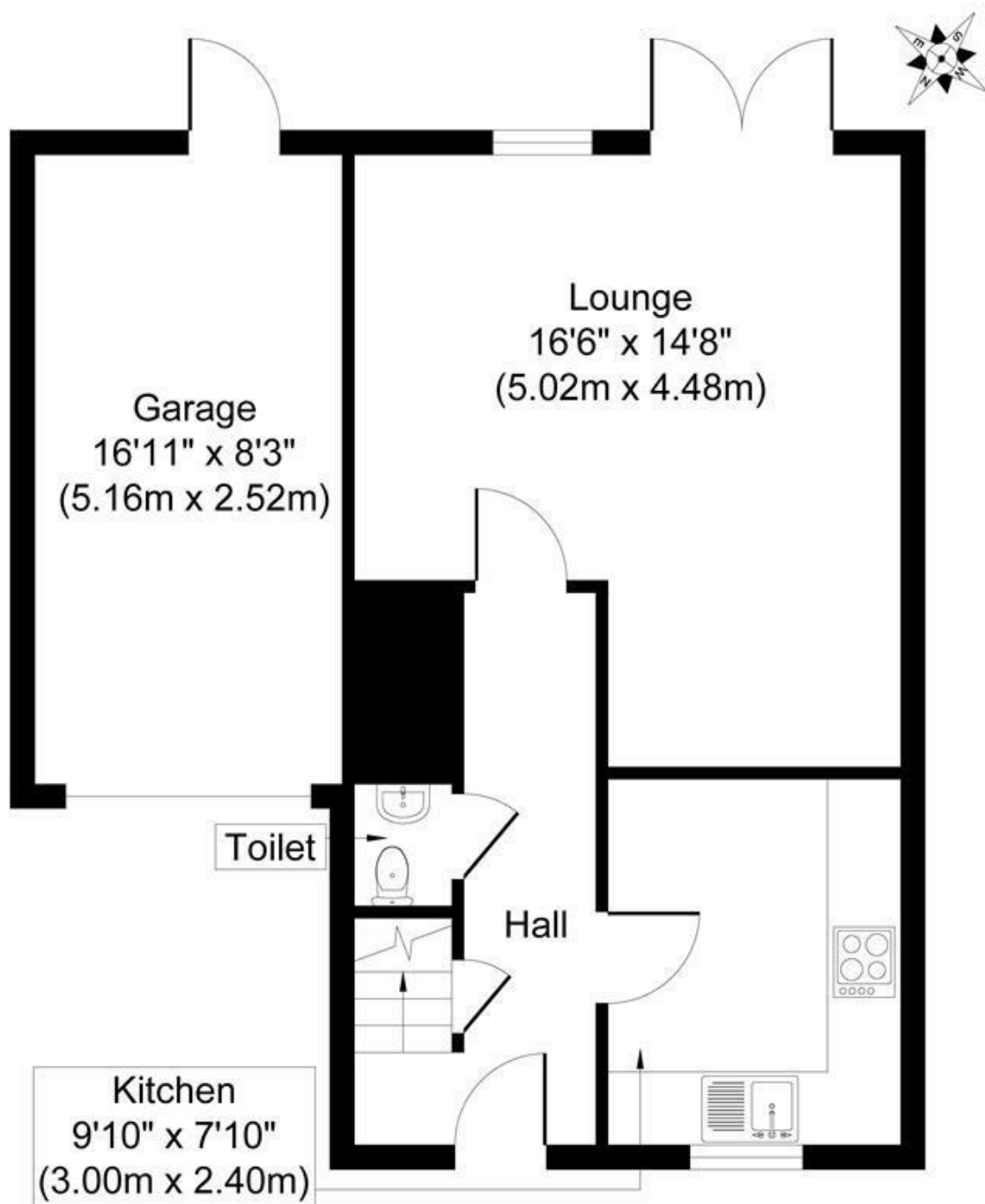
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

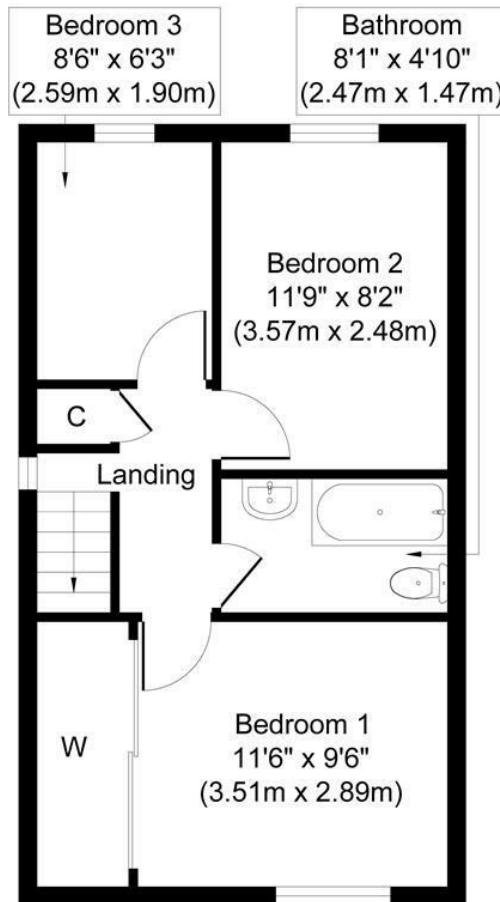




Ground Floor
Approximate Floor Area
537 sq. ft
(49.89 sq. m)

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
391 sq. ft
(36.37 sq. m)

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