

Park Rôw

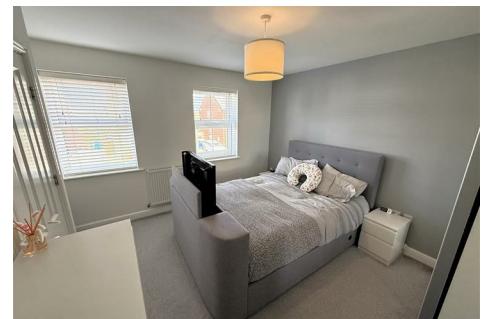


Banks Close, Goole, DN14 6YR

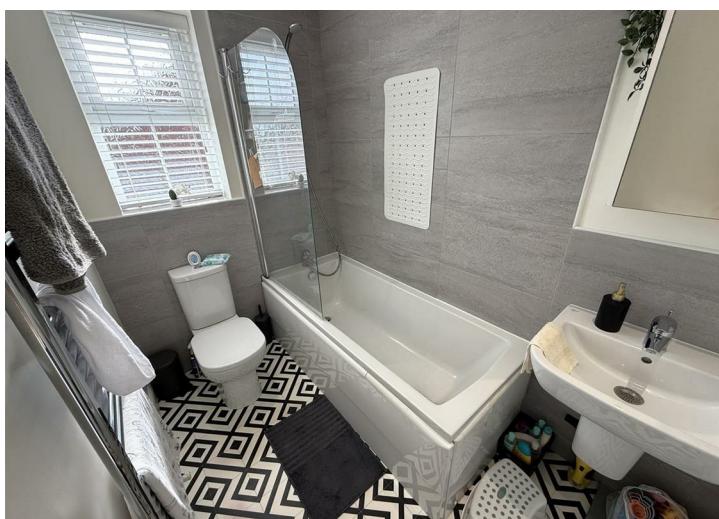
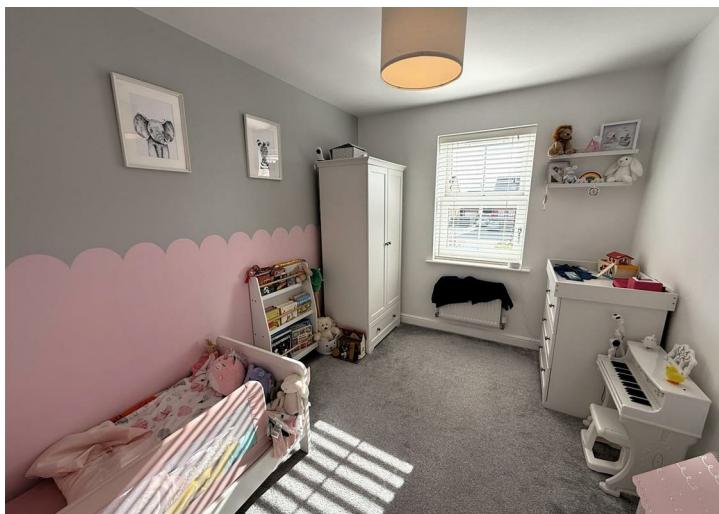
£165,000



****SOUTH FACING REAR GARDEN** OFF STREET PARKING**** Situated in Goole, this property briefly comprises: Living Room, Kitchen/Diner and Ground Floor w.c. To the First Floor are two bedrooms and a Bathroom. Externally, the property has off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







PROPERTY SUMMARY

This well-maintained mid-terrace property in Goole offers comfortable living across two floors. The entrance leads into a welcoming lounge, providing a cosy space for relaxation. A well-sized kitchen sits at the rear, offering ample storage and preparation space. Additionally, there is a convenient WC for ease of use. Upstairs, you'll find two good-sized bedrooms, ideal for a small family or guests. The family bathroom is also located on this level, featuring a classic design. Externally, the property benefits from off-road parking and a rear garden, perfect for outdoor enjoyment.

GROUND FLOOR ACCOMMODATION

Lounge

12'5" x 10'8" (3.80m x 3.26m)

Kitchen

11'3" x 9'8" (3.45m x 2.97)

Rear Entrance Hall

6'7" x 3'9" (2.02m x 1.15m)

Ground Floor w.c

4'10" x 3'9" (1.48m x 1.16m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 12'5" max (4.23m x 3.81m max)

Bedroom Two

11'5" x 8'5" (3.50m x 2.58m)

Bathroom

7'10" x 5'1" (2.39m x 1.55m)

DIRECTIONS

From our branch on Pasture Road head towards Third Avenue. At the roundabout, take the 2nd exit and stay on Pasture Road. Continue onto Westfield Avenue then turn right onto Newclose Lane and turn left onto Thorntree Lane. Continue to the end of Thorntree Lane which turns into Banks Close.

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: East Riding of 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: 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 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.

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 :

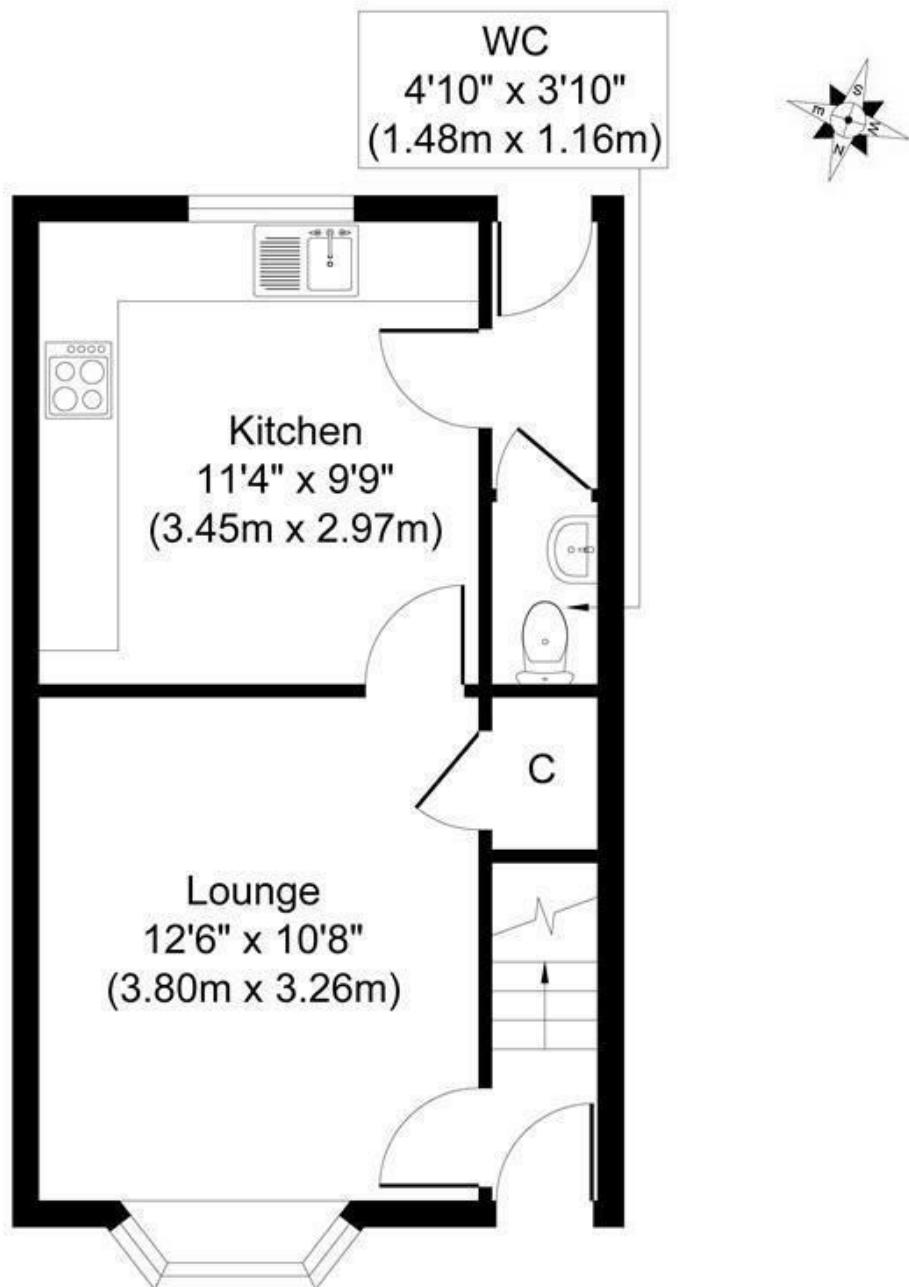
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

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:

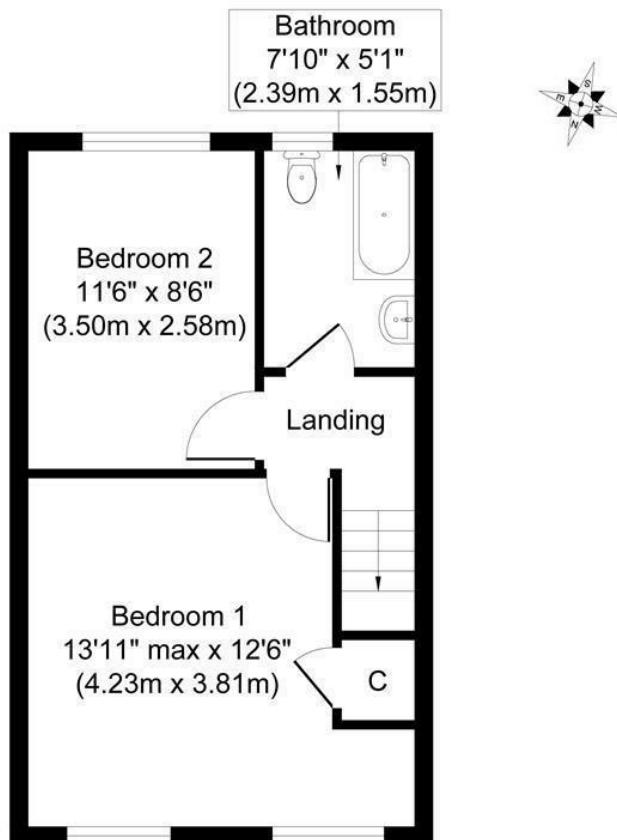
GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
344 sq. ft
(31.99 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
337 sq. ft
(31.34 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Improved	Current	Improved
Very energy efficient - lower running costs (A plus A)	97	Very environmentally friendly - lower CO ₂ emissions (A plus A)	
(B) B	84	(B) B	
(C) C		(C) C	
(D) D		(D) D	
(E) E		(E) E	
(F) F		(F) F	
(G) G		(G) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC