

Park Row



Little London Lane, West Cowick, Goole, DN14 9EG

Offers Over £425,000



**** FINISHED TO A HIGH SPECIFICATION ** SPACIOUS FAMILY HOME **** Situated in the village of West Cowick, giving access to excellent commuter links, this double-fronted, tastefully extended family home briefly comprises: Porch, Open Plan Living with Lounge, Kitchen and Dining areas, Utility and Ground Floor w.c. The First Floor benefits from: Master Bedroom with Dressing Room and En-suite., four further bedrooms and a spacious Family Bathroom. The property also benefits from a separate Games Room with power, heating and lighting and externally, ample off street parking and established gardens to the rear with additional land to the front. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION, STYLE AND SIZE OF THIS BEAUTIFUL FAMILY HOME. 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

Composite panel effect door with top section having double glazed frosted and leaded panel to the front elevation leading into:

Porch

4'5" x 4'1" (1.36m x 1.26m)

Central heating radiator and shelving. Timber panel effect door leading into:

Lounge

27'11" x 12'0" (8.51m x 3.66m)



Feature fireplace with multi-fuel cast burner with stone hearth and timber mantel.



Twin uPVC double glazed bow windows to the front elevation and further uPVC double glazed window to the side elevation. Television and telephone points.



Stairs leading to First Floor accommodation with balustrade and turned spindles. Wood flooring, central heating radiators and aperture flowing through into:

Kitchen Area

20'4" x 8'11" (6.21m x 2.73m)



Range of sage green coloured oak base and wall units with brushed chrome 'T-bar' handles including centre island and display unit with single glazed glass frontage and shelf lighting. Composite single bowl sink and drainer with chrome mixer tap over set into solid wood block work surface within centre island benefitting from matching base units. Electric cooker point with 'Range Master' extractor fan over benefitting from downlighting.



Central heating radiators, wood flooring and timber panel effect door with top section having single glazed frosted panels leading into Utility.

Dining Area

20'0" x 13'9" (6.11m x 4.21m)



UPVC double glazed patio doors flanked by further double glazed units opening onto patio area. UPVC double glazed windows to the rear and side elevations and further uPVC panel effect door with top section having double glazed frosted panels to the side elevation. Central heating radiator and wood flooring.

Utility

10'7" x 8'5" (3.24m x 2.58m)



Range of grey fronted base and wall units with brushed chrome bowed handles. Single bowl stainless steel sink and drainer with chrome tap over set into granite effect work surface. Plumbing for washing machine and dishwasher. Further cupboard housing hot water cylinder. UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring and door leading into:

Ground Floor w.c

3'8" x 3'8" (1.13m x 1.12m)

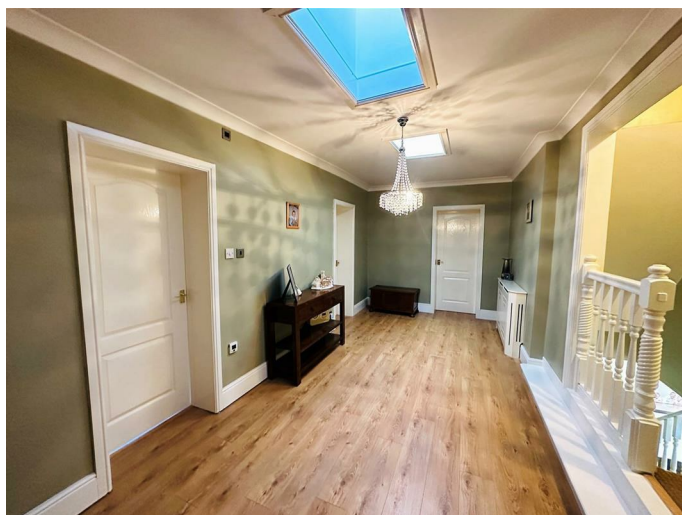


White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into vanity unit with granite effect laminate work surface and tiled splashback. UPVC double glazed frosted window to the front elevation. Extractor fan and tiled effect flooring.

FIRST FLOOR ACCOMMODATION

Landing

20'1" x 12'3" maximum (6.14m x 3.75m maximum)

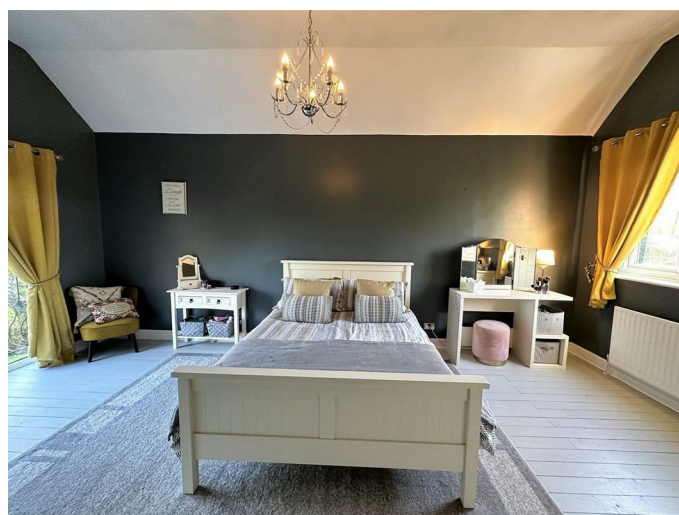


Further balustrade and turned spindles. Twin timber framed double glazed 'Velux' skylight windows. Wood effect flooring, central heating radiator and panel effect doors leading off.



Master Bedroom

20'0" x 16'10" maximum (6.11m x 5.14m maximum)



UPVC double glazed patio doors leading out onto decorative wrought iron 'Juliette' balcony over-looking the rear garden. UPVC double glazed window to the front elevation. Central heating radiators, television point and wood flooring. Doors leading off.



Dressing Room

9'0" x 4'6" (2.75m x 1.38m)

UPVC double glazed window to the rear elevation.

En-Suite

7'3" x 4'10" (2.21m x 1.49m)

Shower cubicle with chrome shower and chrome trimmed shower screen. The area is wet-walled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into timber vanity unit. UPVC double glazed frosted window to the front elevation, white heated towel rail and extractor fan. The room is tiled to ceiling height with tiled flooring.

Bedroom Two

14'7" x 8'8" (4.46m x 2.65m)



UPVC double glazed window to the front elevation, central heating radiator, loft access and over-stairs storage cupboard.



Views from Master Bedroom



Bedroom Three

13'10" x 9'10" (4.22m x 3.01m)



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

Bedroom Four

12'0" x 11'9" (3.68m x 3.59m)



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

Bedroom Five

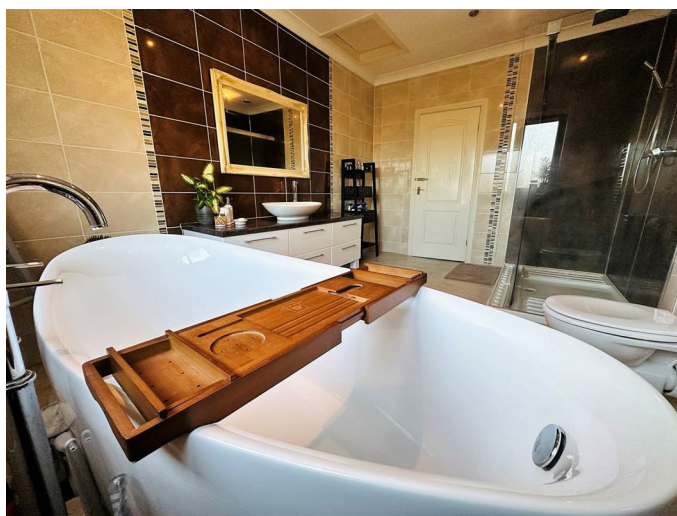
12'0" x 11'9" (3.68m x 3.59m)



UPVC double glazed windows to two aspects; front and rear elevations. Central heating radiator and loft access.

Bathroom

13'10" x 9'8" (4.22m x 2.96m)



White freestanding bath with chrome mixer tap over. Walk-in shower cubicle with chrome shower over with the area being wet-walled to ceiling height. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into white high gloss vanity unit with granite effect laminate work surface. The room is tiled on all walls to ceiling height and includes the flooring. UPVC double glazed frosted window to the rear elevation and chrome heated towel rail.



Front



Flagged pathway merging into driveway and leading away from property and wrought iron entrance gate leading down the side. The front is predominately laid to lawn with herbaceously planted borders with established trees and shrubs. The boundaries are defined by stone wall and coping.

Side

Flagged pathway leading along the side of the property to the entrance door to the Games Room and continuing onto the rear.

Games Room

20'1" x 11'2" (6.13m x 3.42m)



With timber 'batten and brace' entrance door, uPVC double glazed windows to both front and rear elevations and further timber framed single glazed window to the side elevation. Central heating radiator, television point and loft access.

Rear



Flagged patio areas across the rear of the property with pathway leading to numerous patio areas sectioned throughout the garden. Outside lights and electrical point. The area is predominately laid to lawn with decorative stone borders which are stocked with established trees and shrubs. The boundaries are defined by timber fencing, posts and hedging.



Additional Land



Opposite Garden Cottage is section of decorative stoned area providing parking for multiple vehicles.

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 follow the road and take the right hand turn onto Lodge Lane. Follow the road to the end then turn left onto Little London Lane. The property can clearly be identified by our Park Row Properties 'For Sale' board.

East Riding of Yorkshire Council & Tax Banding E

Tenure: Freehold

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

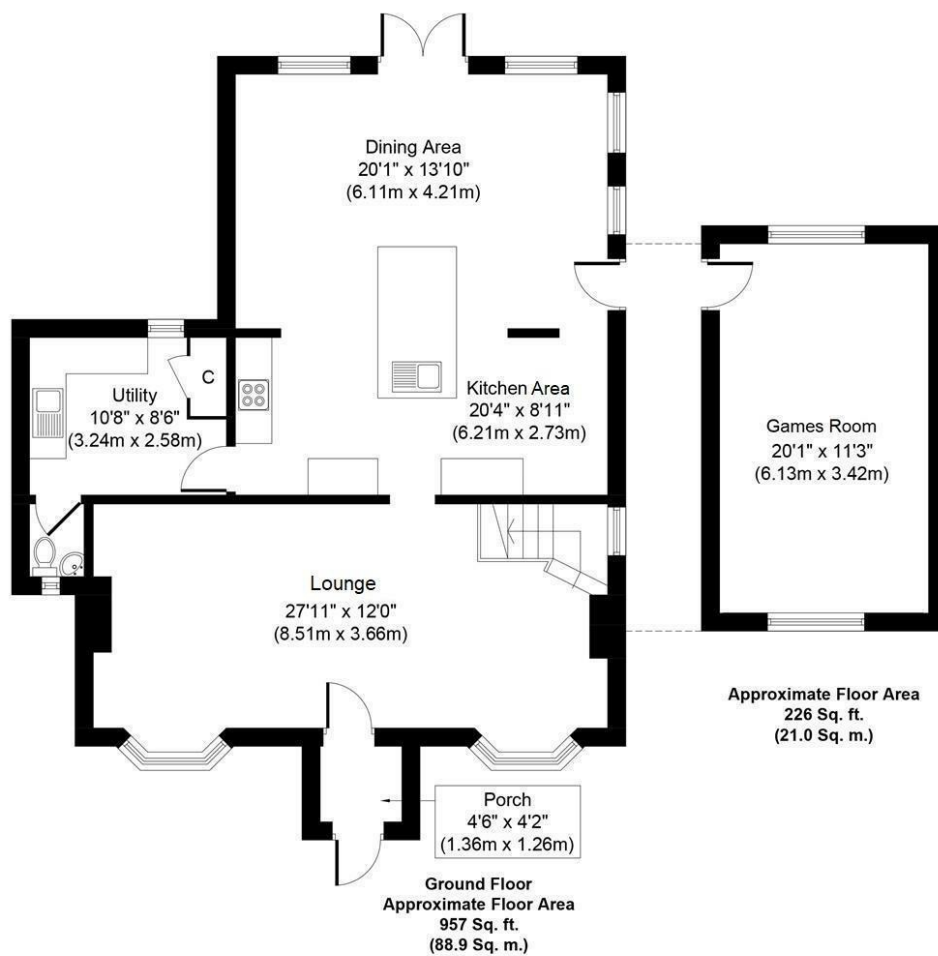
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

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

VIEWINGS

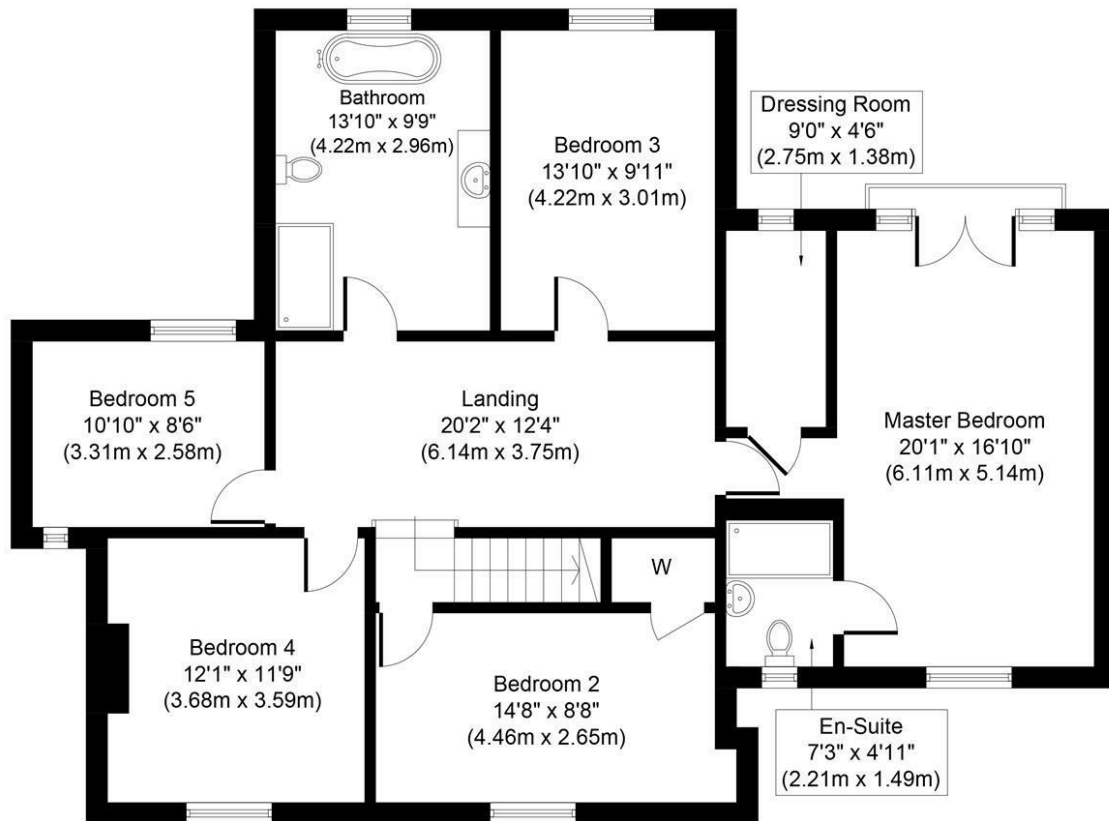
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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





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
1258 Sq. ft.
(116.9 Sq. m.)

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