

Park Row



Plough Garth, Kellington, Goole, DN14 0PD

Offers Over £160,000



**** NO ONWARD CHAIN ** VILLAGE LOCATION**** Situated in Kellington, this semi-detached bungalow briefly comprises: Kitchen, Lounge Diner, Inner Hall, two bedrooms, Conservatory and Shower Room. Externally, the property has a driveway and detached garage, and a low maintenance, South-facing garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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 'stable' style door with top section having double glazed panel to the front elevation leading into:

Kitchen

10'2" x 8'2" (3.11m x 2.51m)



Range of white fronted base and wall units with pewter twist handles and two glass display cabinets with downlighting. Single bowl white 'Villeroy and Boch' sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: 'Neff' electric oven, 'Neff' four ring gas hob with electric extractor fan over benefitting from downlighting and fridge. Plumbing for washing machine. UPVC double glazed window to the front elevation. Sliding door leading into:



Lounge Diner

20'4" x 11'4" (6.20m x 3.47m)

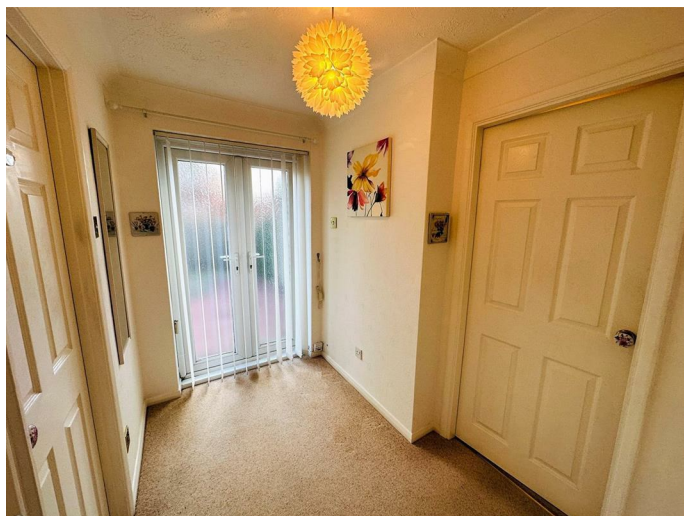


UPVC double glazed window to the front elevation and television point. Further door with top section having single glazed frosted panel leading into:



Inner Hall

7'11" x 5'8" (2.43m x 1.74m)



UPVC double glazed French style doors with full length double glazed frosted panels to the side elevation. Telephone point and storage cupboard. Doors leading off.

Bedroom One

11'4" x 11'4" (3.47m x 3.46m)



Range of white fronted fitted wardrobes with glass handles and two of the doors having mirrored fronts. Vanity unit with drawer sections. UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Two

9'7" x 8'5" (2.94m x 2.59m)

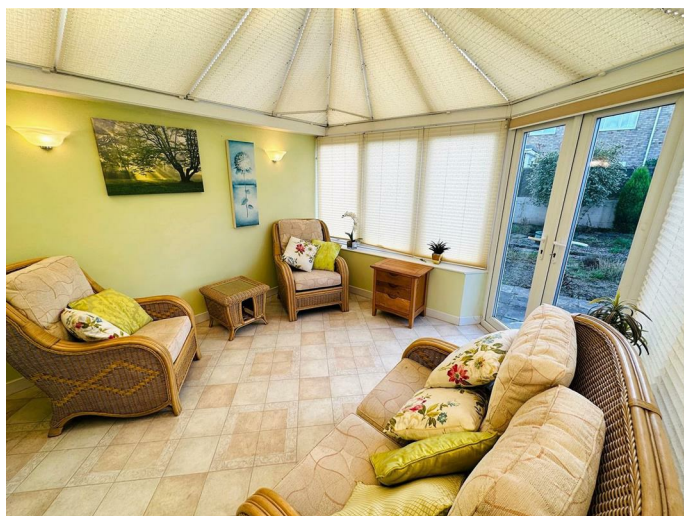


Central heating radiator and French doors with full length uPVC double glazed units to the rear elevation leading into:



Conservatory

10'8" x 10'6" (3.27m x 3.21m)



UPVC double glazed French doors to the rear elevation and uPVC double glazed windows to the side and rear elevations. Polycarbonate roof. Television point and tiled flooring.



Shower Room

7'3" x 5'4" (2.21m x 1.63m)



Shower cubicle with chrome trimmed sliding doors, chrome shower over and is wet walled to ceiling height. White low flush w.c with concealed cistern and chrome controls. White wash hand basin chrome mixer tap over set into white vanity unit. The room is tiled on all walls to ceiling height. UPVC double glazed frosted window to the side elevation. Storage cupboard and chrome heated towel rail.

EXTERIOR

Front



Outside lamps and pathway running along the front of the property merging into matching driveway. Decorative pebbled crushed slate garden area with centre patio section. To the side of the driveway is further decorative stoned hardstanding with herbaceously planted areas. The driveway leads along the side of the property, past outside tap, and to a brick built garage with electric roller door. Timber pedestrian access gate giving access into:



Rear



Pathway running along the rear and halogen floodlight on 'PIR' sensor. Low maintenance garden with herbaceously planted areas and flagged pathways. Boundaries defined by timber fence, block wall, concrete posts and gravel boards. UPVC door with top section having double glazed frosted panels leading into:



Garage

18'4" x 11'6" (5.59m x 3.52m)

UPVC double glazed window to the rear elevation. 'Vaillant' central heating boiler.

Directions

From our Selby branch, head north-east on Micklegate/B1223. Turn right at the 1st cross street onto Water Ln and continue onto Ousegate. Turn right onto New St/A19 and continue to follow A19. Turn left onto Park St/A1041 and continue onto Bawtry Rd/ A1041. At the roundabout, take the 3rd exit onto A63. At the roundabout, take the 1st exit onto Doncaster Rd/A19. At the roundabout, take the 3rd exit onto Weeland Rd/A645. Turn right onto Broach Ln and continue onto Main St. Take a left onto Low Road and finally left again onto Plough Garth. The property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Council Tax: Selby District Council

Tax Banding: B

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

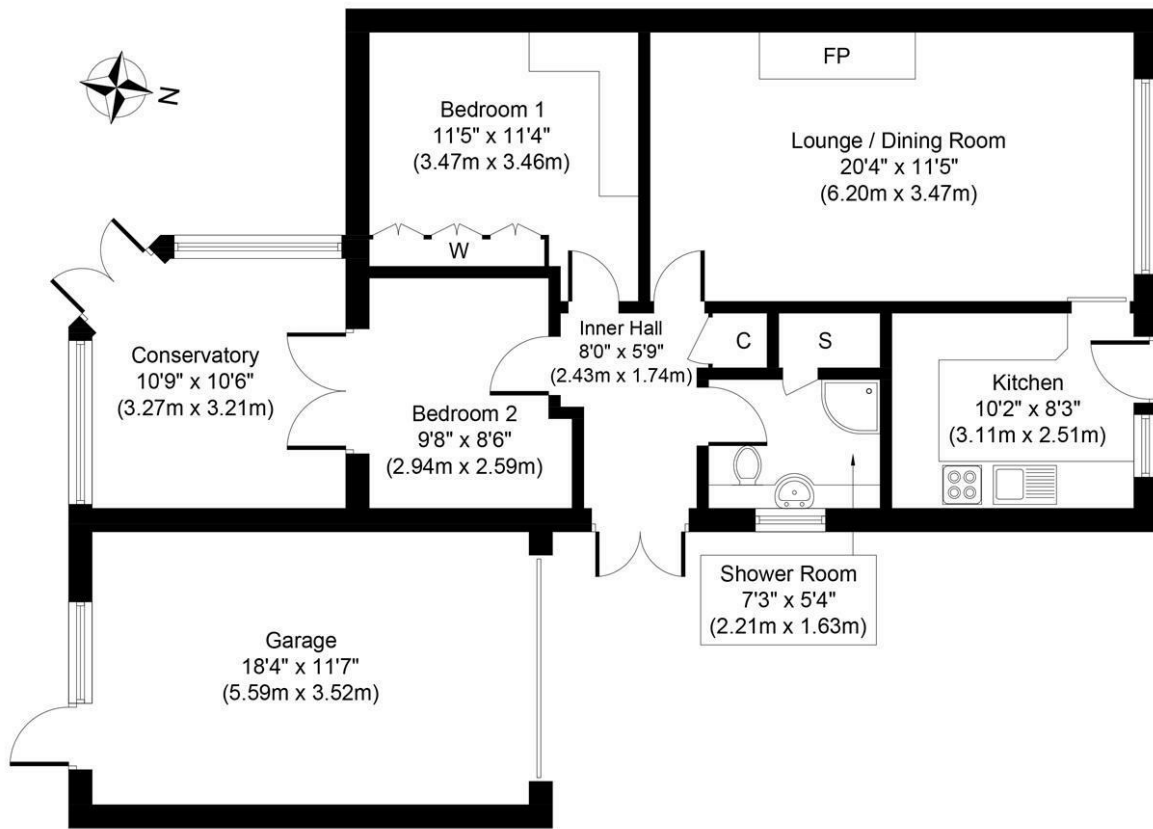
PONTEFRACT - 01977 791133

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.



**Approximate Floor Area
(Including Garage)
989 Sq. ft.
(91.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 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