



Offers Over £475,000

**Park Row**

**Ings Lane**

Spaldington | Goole | DN14 7NJ



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## Ings Lane

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**\*\* SET IN APPROXIMATELY ONE ACRE PLOT \*\* AMPLE OFF STREET PARKING  
\*\* SEMI-RURAL LOCATION \*\*** Situated in the desirable village of Spaldington, this Detached Bungalow briefly comprises: Hall, Lounge Diner, Breakfast Kitchen, three Bedrooms, W.C, Bathroom and further Utility and W.C to the rear of the property. To the Exterior are established gardens to the Front and Rear, a larger than average Detached Single 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'.**





### Accommodation

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

### Hall

24'1" x 14'6"\* (7.36m x 4.44m\*)

\*T Shaped. Loft access and central heating radiator. UPVC double glazed window to the rear elevation giving views into Garden. Central heating radiator and doors leading off.

### Dining Area

15'5" x 12'3" (4.72m x 3.74m)

UPVC double windows to two aspects, central heating radiator and telephone point. Steps into Lounge and door leading into Breakfast Kitchen.

### Lounge Area

11'8" x 11'6" (3.56m x 3.53m)

Cast multi-fuel burner inset to tiled hearth with brick back. UPVC double glazed window to the side elevation, central heating radiator and television point.





### Breakfast Kitchen

19'9" x 15'6" (6.04m x 4.73m)

Cast multi-fuel burner inset to brick surround with timber inset mantle and tiled hearth. UPVC double glazed windows to the side elevations. Range of timber effect base and wall units with brass handles and one of the wall units having glass fronted display cabinet with glass shelving and halogen downlighter. One and a half bowl sink and drainer with mixer tap over set into granite effect laminate work surface with tiled splashback. Electric cooker point and integrated extractor fan over. Plumbing for dishwasher, central heating radiators and television point.





**Bedroom One**

15'5" x 10'10" (4.72m x 3.31m)

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

**Bedroom Two**

11'6" x 11'5" (3.51m x 3.50m)

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

**Bedroom Three**

9'3" x 9'1" (2.83m x 2.78m)

UPVC double glazed window to the rear elevation, giving views into garden, and central heating radiator.





### W.C

5'4" x 2'10" (1.64m x 0.88m)

White low flush w.c with chrome fittings. UPVC double glazed frosted window to the side elevation and is tiled to coving height.

### Bathroom

8'8" x 6'4" (2.66m x 1.95m)

White panel bath with chrome mixer tap over. Chrome trimmed shower cubicle housing white and chrome electric shower. White pedestal wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the rear elevation. The room is tiled on all walls to coving height, central heating radiator and extractor fan.





## Exterior

### Front

Crushed slate hardstanding and driveway running along the front of the property to brick-built, detached, single garage and continuing down the side of the property. The garden section is laid to lawn with herbaceous areas, as well as mature, established trees and shrubs. Outside lamp.

### Side

Crushed slate driveway continues with the boundaries defined by brick wall and leads into:

### Rear

Further outside light, outside tap and uPVC door with full-length double glazed frosted panel leading into Utility. Further crushed slate and flagged patio areas, hardstanding and pathway running along the side of the property. The garden section is laid to lawn with a variety of mature, established trees, fruit trees and shrubs. The garden continues to growing section with growing beds and timber framed greenhouse. The boundaries are defined by hedging and has fields beyond.

### Garage

24'5" x 14'9" (max) (7.46m x 4.51m (max))

Timber pedestrian access door and timber framed single glazed window to the rear elevation. Single 'Up and Over' door, power and lighting.



### Utility

11'1" x 8'3" (3.39m x 2.52m)

Oil central heating boiler and plumbing for washing machine. Timber framed single glazed window to the side elevation. Pedestal wash hand basin with chrome taps over. Tiled flooring and door leading through into:

### W.C

6'6" x 3'2" (1.99m x 0.97m)

White low flush w.c with chrome fittings. Timber framed single glazed frosted window to the side elevation and tiled flooring.

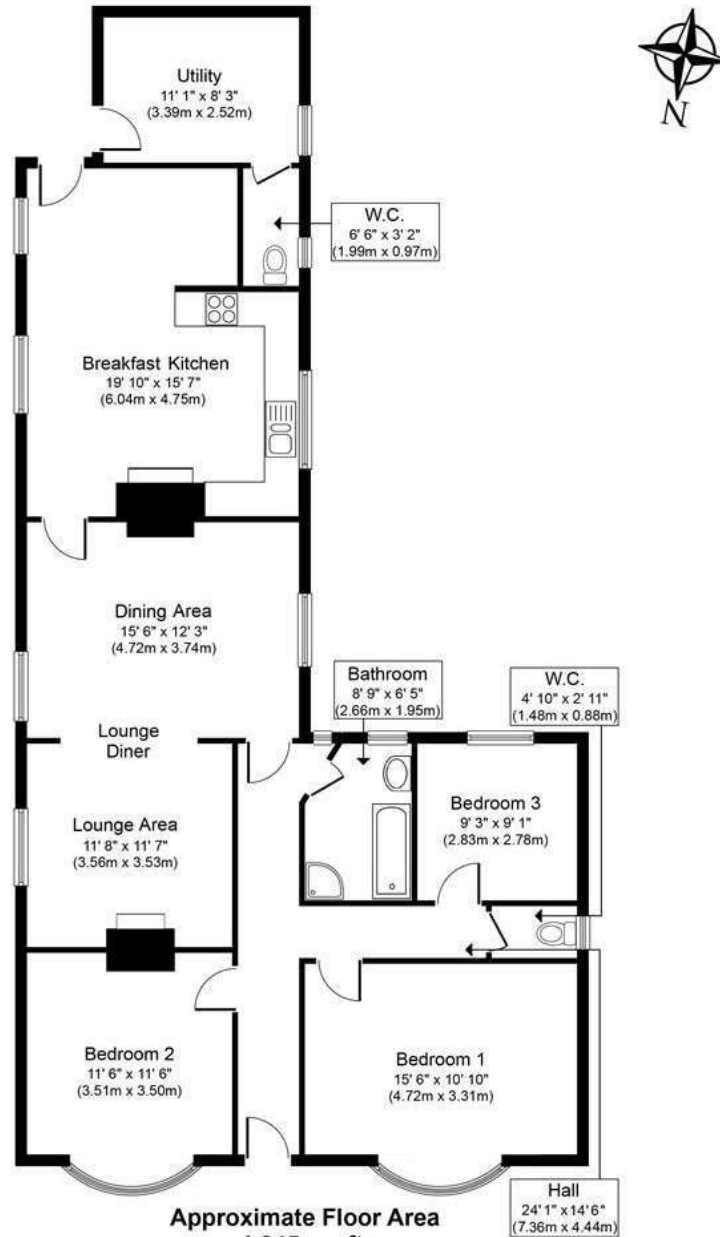












**Approximate Floor Area**  
**1,345 sq. ft.**  
**(124.9 sq. m.)**

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.



# Park Row



## Directions

Leave Goole and head towards Howden over Boothferry Bridge. At the roundabout turn left onto Knedlington Road/B1228. Take the second left onto Pinfold Street then onto St Helens Square, following the A63. Turn left onto Station Road/B1228, then right and left onto Ings Lane.

## Council Tax and Banding

Local Authority: East Riding of Yorkshire Council  
Band: 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 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.

## 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.

## 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.

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	31	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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