

Park Row



Front Street, Laxton, Goole, DN14 7TS

Offers Over £120,000



**** NO UPWARD CHAIN ** CLOSE TO TRAIN STATION ** REAR GARDEN **** Situated in the desirable village of Laxton, this Mid-Terrace property briefly comprises: Lounge and Kitchen Diner, with a double Bedroom and Bathroom to the First Floor. Externally, the property benefits from stores and a garden to the rear. **VIEWING IS ESSENTIAL 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 entrance door with top section having double glazed frosted panels to the front elevation leading into:

Lounge

11'5" x 10'11" (3.49m x 3.33m)



Solid fuel fire with tiled surround, decorative mantel and stone hearth. UPVC double glazed window to the front elevation. Alcove shelving units, storage unit, television point and central heating radiator. Door leading through past the stairs into the:



Kitchen Diner

15'4" x 11'4" (4.69m x 3.47m)



Range of base and wall units. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate worksurface with tiled splashback and separate breakfast bar area. Integrated appliances include: electric oven and four ring electric hob. UPVC double glazed window to the rear elevation. UPVC door with top section having double glazed panel to the rear elevation. Plumbing for washing machine and 'Worcester Bosch' oil central heating boiler. Tiled flooring, central heating radiator, under stairs storage cupboard and further under stairs storage alcove.



Bedroom One
11'6" x 10'11" (3.51m x 3.33m)



UPVC double glazed window to front elevation, central heating radiator and loft access.



First Floor Accommodation - Landing
Doors leading off.

Bathroom

11'5" x 6'11" (maximum) (3.48m x 2.11m (maximum))



Panel bath with taps over. Separate shower cubicle with white and chrome electric shower. Low flush w.c with chrome fittings, pedestal wash hand basin with taps over. UPVC double glazed frosted window to rear elevation. The room is tiled to mid height with over stairs storage area and central heating radiator.

Exterior - Front



Pedestrian footpath. Shared pedestrian access gate to the side of the terrace row leading to the:

Rear



Shared access to the rear of the property with outside lamp and tap. Two brick storage units, one for oil tank and the other for storage. Shared pathway leading to the property garden. Concrete and flagged patio areas with purpose built barbeque and timber shed with power. Sunken feature pond and raised herbaceous borders. The garden section is laid to lawn with matured, established trees and shrubs and boundaries defined by hedging and timber fence.





Directions

From our branch on Pasture Road in Goole, head north towards Fifth Avenue and at the mini roundabout, take the first exit onto Centenary Road, then right onto Airmyn Road. Go straight ahead at the next two roundabouts to stay on Boothferry Road/A614. At the second roundabout, take the third exit onto Howden Dyke Road. Take the second left to head towards Kilpin. Continue into Kilpin and turn right onto Norrow Lane, and then continue onto Mill Lane. Turn left onto Skelton Broad Lane and then continue into Laxton. Follow the road around onto Front Street, where the property will be clearly identified by our Park Row 'For Sale' board.

Tenure - Freehold

Council and Tax Banding

Local Authority: East Riding of Yorkshire Council
Band: A

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

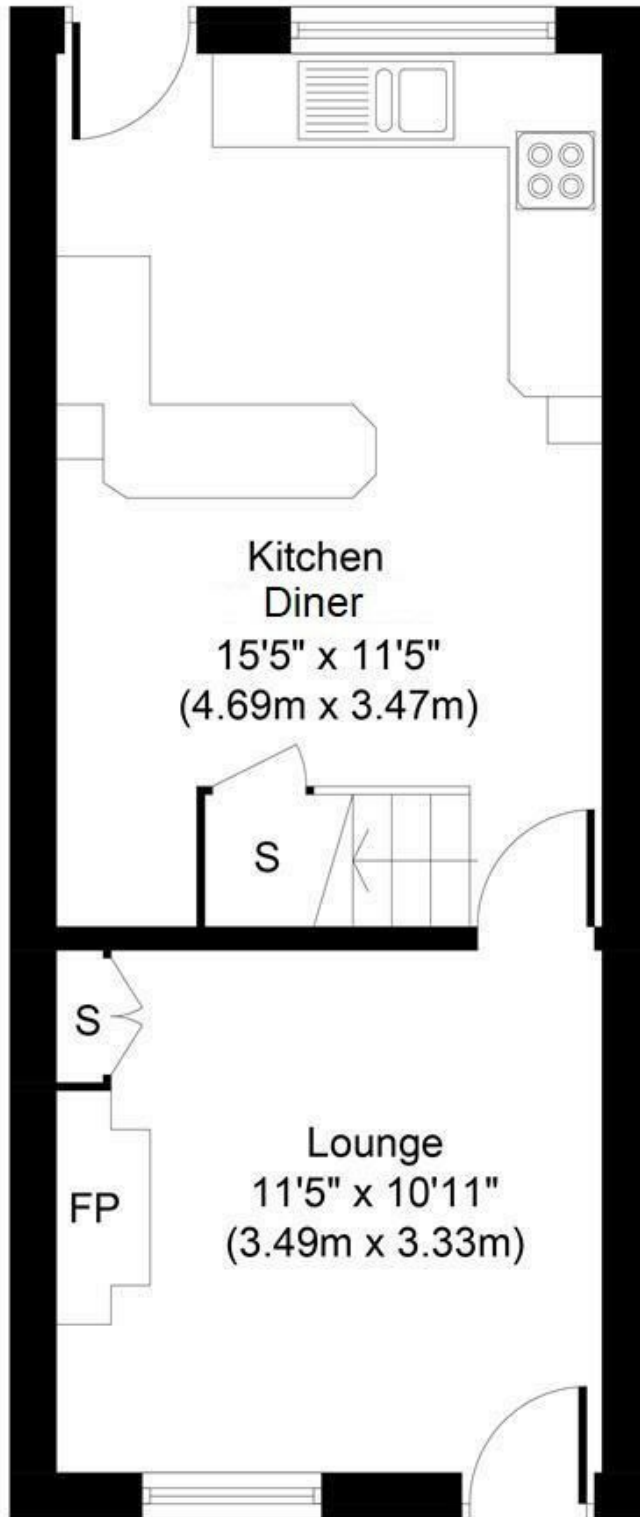
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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:

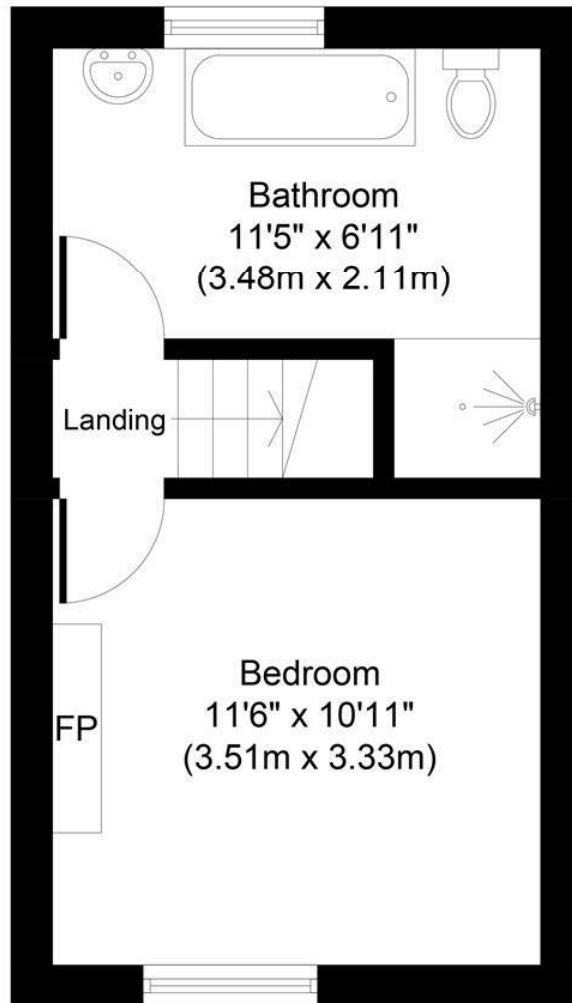
GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
343 Sq. ft.
(31.9 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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First Floor
Approximate Floor Area
249 Sq. ft.
(23.1 Sq. m.)

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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	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC