

# Park Row



**The Link, Carlton, Goole, DN14 9QE**

**Offers Over £170,000**



**\*\* SOUTH FACING REAR GARDEN \*\* DESIRABLE VILLAGE LOCATION \*\* OFF STREET PARKING \*\*** Situated in sought after village of Carlton, this Semi-Detached Dormer Bungalow briefly comprises: Entrance Hall, Lounge, Kitchen Diner and Bathroom. To the First Floor are three double bedrooms. Externally, the property benefits from ample off street parking to the front and side of the property, with a detached garage and South-Facing rear garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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'.**



## Ground Floor Accommodation - Entrance

UPVC door with top section having double glazed frosted panels to the side elevation, leading through into:

### Entrance Hall

9'6" x 8'0" (2.90m x 2.46m)



Stairs leading to the First Floor Accommodation. Keypad for intruder alarm, central heating radiator, telephone point and doors leading off.

### Lounge

20'2" x 11'7" (max) (6.16m x 3.54m (max))



UPVC double glazed windows to the front elevation. Under stairs storage cupboard, central heating radiators and television point.



### Kitchen Diner

### Kitchen Area

12'4" x 9'4" (3.78m x 2.86m)



Wood grain effect base and wall units in a 'Shaker' style with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into marble effect laminate worksurface with splashback and further breakfast bar area. Electric cooker point, electric extractor fan over with downlighting and plumbing for washing machine. UPVC double glazed window to the side elevation. UPVC frosted window and 'Stable' style door with top section having double glazed frosted panel to the rear elevation.



Wood effect flooring and aperture flowing through into:

### Dining Area

16'2" x 10'10" (4.94m x 3.32m)



UPVC double glazed window to the rear elevation, central heating radiator, television point and wood effect flooring.



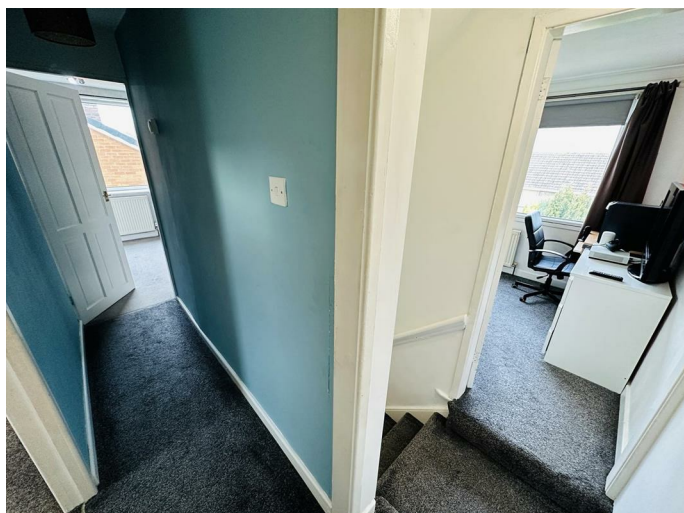
### Bathroom

9'11" x 5'4" (3.04m x 1.63m)



White panel bath with chrome mixer tap and shower attachment. Further chrome shower with controls over and chrome trimmed shower screen. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over. UPVC double glazed frosted window to the side elevation. The bath and shower area is wet-walled to ceiling height, with the rest of the room being tiled to mid-height and includes wood effect cushioned flooring. Chrome heated towel rail and electric extractor fan.

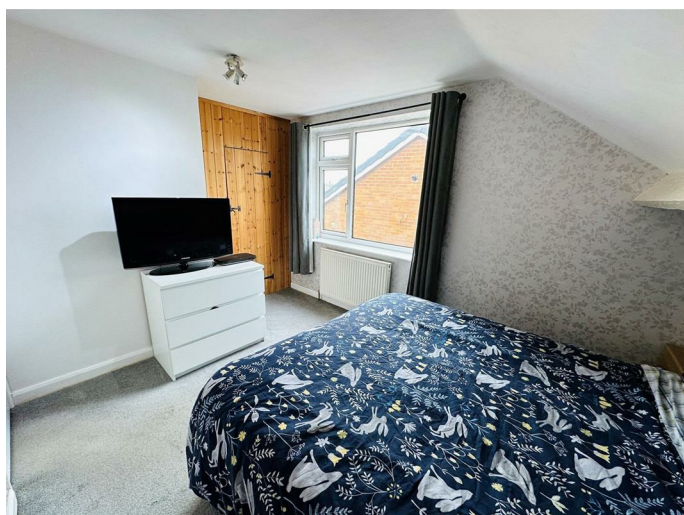
## First Floor Accommodation - Landing



Storage cupboard housing 'Ideal' central heating boiler, loft access and doors leading off.

## Bedroom One

13'3" x 8'10" (4.05m x 2.71m)



Timber fronted fitted wardrobe. UPVC double glazed window to the side elevation. Feature beams to ceiling, central heating radiator and television point.



## Bedroom Two

11'0" x 7'11" (3.37m x 2.43m)



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



### Bedroom Three

14'0" x 7'3" (max) (4.29m x 2.21m (max))



Timber framed, double glazed skylight windows to the rear elevation. Feature beams to ceiling, eaves storage cupboard and central heating radiator.

### Exterior - Front



Decorative stone hardstanding with the boundaries defined by dwarf wall and coping. Flagged driveway with decorative stone centre, leading down the side of the property with outside lamp and tap. This in turn leads to the detached garage with 'Up and Over' door.

### Rear



Flagged patio area with outside light and electrical point. Flagged pathway leading down the side of the garage and to timber decked patio area with decorative stone edgings. The rear is fully enclosed with timber fence, timber posts and concrete posts. Timber pedestrian access door into Garage and timber framed single glazed window to the side elevation of Garage.



### Directions

From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Turn left onto Town End Avenue and then turn left again onto The Link.

### Council: Selby District Council

Tax Band: B

### 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.

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

## 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 :

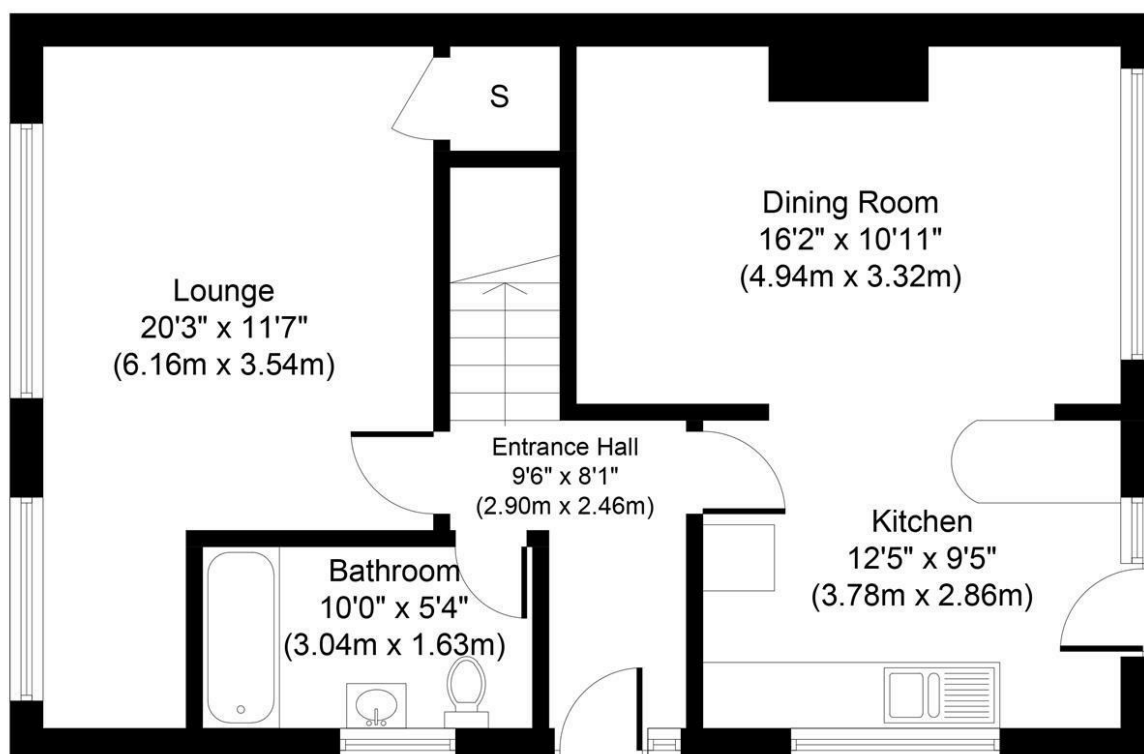
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

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:

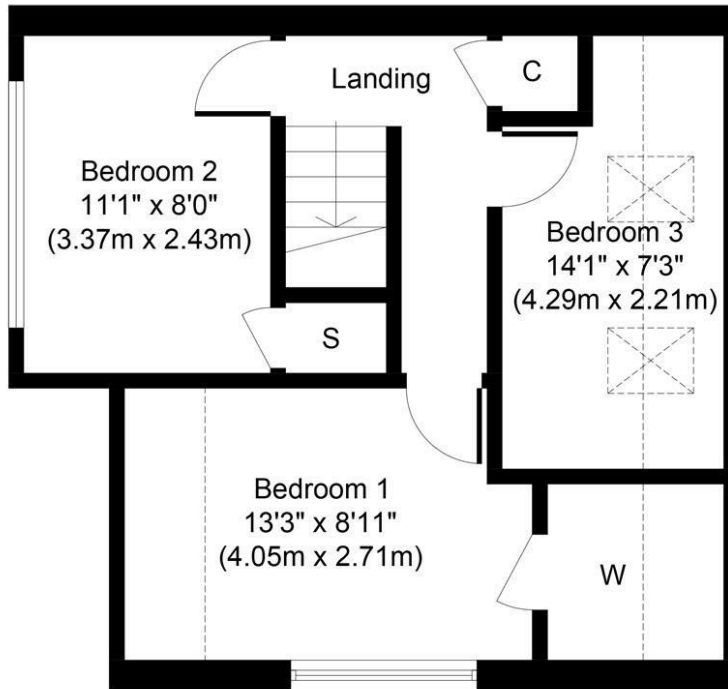


**Ground Floor**  
**Approximate Floor Area**  
**654 Sq. ft.**  
**(60.8 Sq. m.)**

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.  
 Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
**Approximate Floor Area**  
**433 Sq. ft.**  
**(40.2 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](http://selby@parkrow.co.uk)

