

# Park Row



**Marshfield Avenue, Goole, DN14 5JJ**

**Offers Over £125,000**



**\*\* LOW MAINTENANCE YARD \*\* TWO RECEPTION ROOMS \*\*** Situated in Goole, this terraced property briefly comprises: Entrance Hall, Lounge, Dining Room and Kitchen. To the First Floor are two Bedrooms and Bathroom. To the Second Floor are a further two Bedrooms. Externally, the property forecourt area to the front and enclosed yard to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 double glazed frosted panels to the front elevation leading into:

### Hall

15'3" x 2'8" (4.65m x 0.83m)

UPVC double glazed skylight window over the front door. Traditional cornice to ceiling. Stairs leading to First Floor Accommodation with handrail and aperture flowing through:

### Dining Room

14'4" x 9'6" (4.38m x 2.92m)

Wall mounted gas fire. UPVC double glazed bay window to the front elevation. Traditional cornice to ceiling. Single glazed timber framed window to the rear elevation facing into Lounge.

### Lounge

15'9" x 12'8" (4.81m x 3.87m)



Gas coal effect fire set into stone surround with tiled hearth. Aperture providing understairs storage. UPVC double glazed window to the rear elevation and television and telephone points. Arched aperture flowing into:



### Breakfast Kitchen

13'8" x 7'6" (4.18m x 2.31m)



Range of base and wall units. White single bowl sink and drainer with mixer tap over set into laminate work surface with tiled splashback. Gas cooker point and plumbing for washing machine. UPVC door with top section having double glazed frosted glass to the side elevation. UPVC double glazed window to the side and rear elevations. Extractor fan and tiled flooring.

## FIRST FLOOR ACCOMMODATION- Landing

Balustrade and turned spindles. Stairs leading to Second Floor Accommodation and doors leading off.

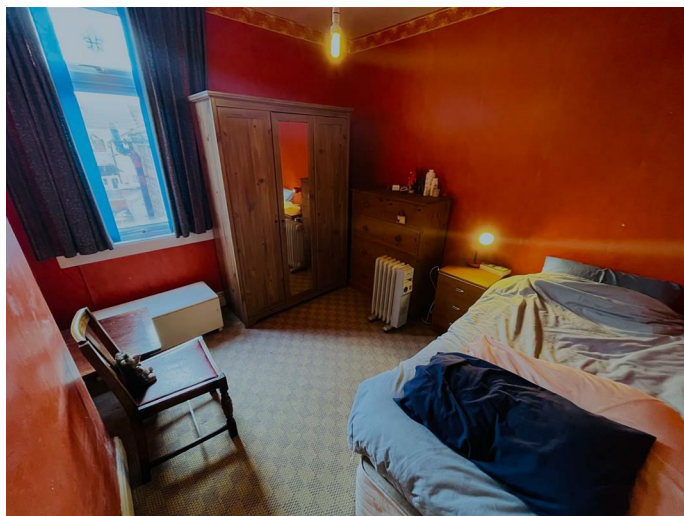
### Bedroom One

12'8" x 11'11" (3.87m x 3.65m )

UPVC double glazed window to the front elevation.

### Bedroom Two

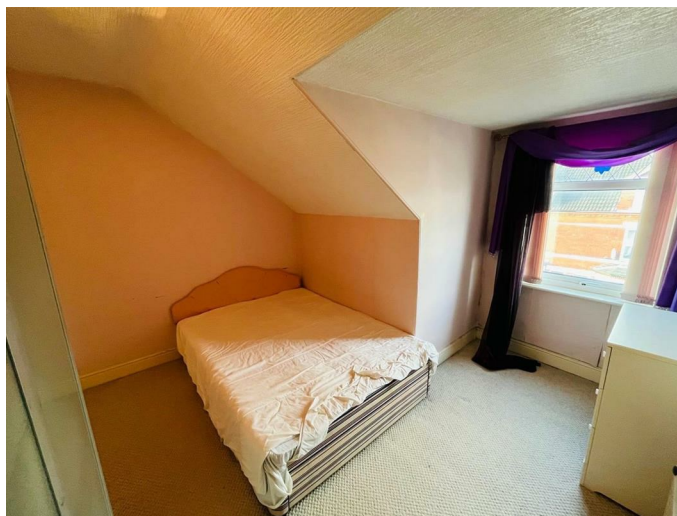
10'3" x 10'0" (3.14m x 3.06m)



UPVC double glazed window to the rear elevation.

### Bedroom Three

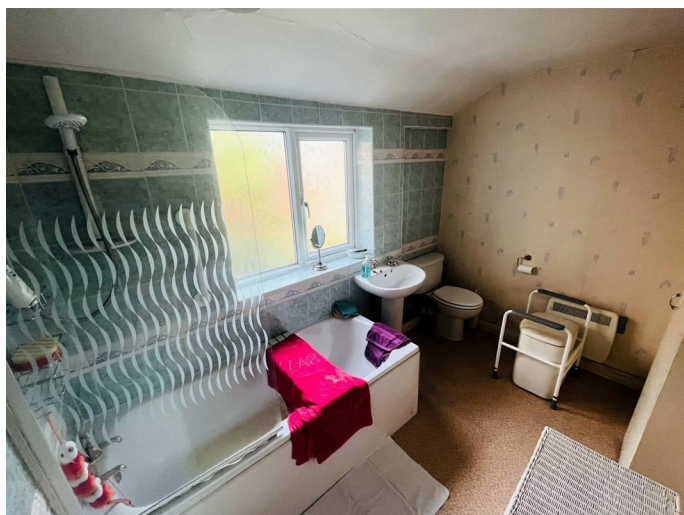
13'0" x 12'0" (3.97m x 3.68m)



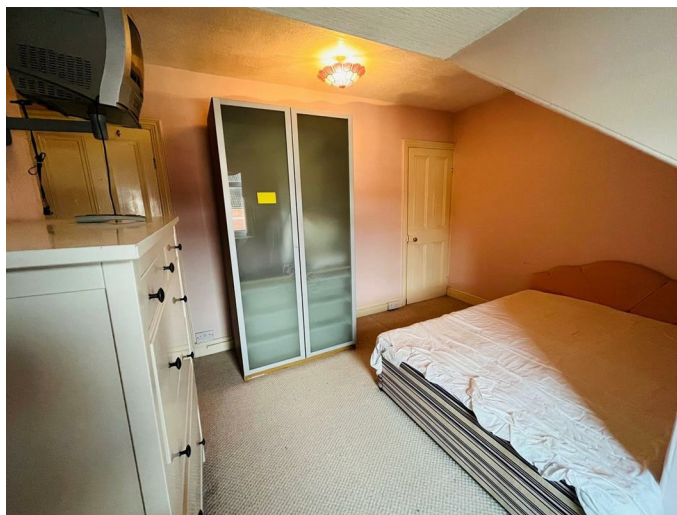
Storage cupboard. UPVC double glazed window to the front elevation.

### Bathroom

10'1" x 7'6" (3.08m x 2.31m )



White panel bath with taps and 'Triton' white and chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with taps over. Behind the suite is tiled to ceiling height. UPVC double glazed frosted window to the side elevation. Storage cupboard housing the hot water cylinder. Wall mounted electric heaters.



### SECOND FLOOR ACCOMMODATION- Landing

Doors leading off.

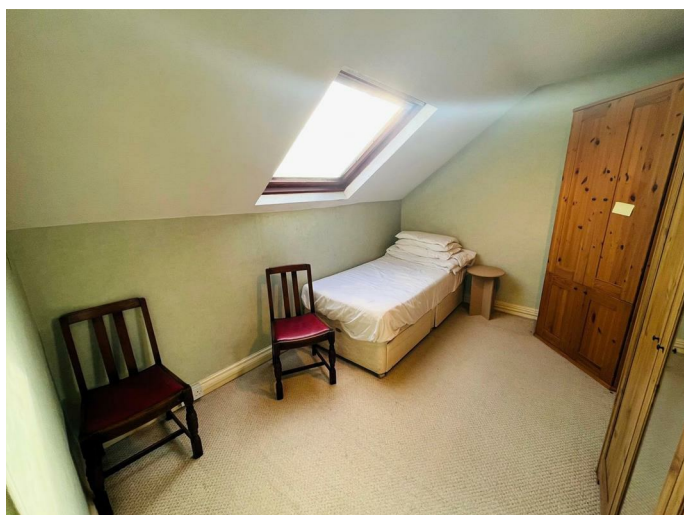


## Bedroom Four

13'0" x 9'1" (3.97m x 2.79m)



Timber framed double glazed 'Velux' skylight window to the rear elevation.



## EXTERIOR- Front



Forecourt area with brick wall and coping. Wrought iron decorative pedestrian access gate onto pedestrian footpath.

## Rear

Concrete pathway and outside tap and light. Raised herbaceously planted area and flagged patio. Fully enclosed with brick wall. Timber pedestrian access gate onto rear service lane.

## Directions

Leave our Google office on Pasture Road and turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn left onto Lime Tree Avenue and then turn right onto Broadway. Turn right onto Kingsway and then left onto Marshfield Road. Finally, take a left onto Marshfield Avenue where the property can be clearly identified by a Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: East Riding of Yorkshire

Tax Banding: A

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, 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.

## 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**

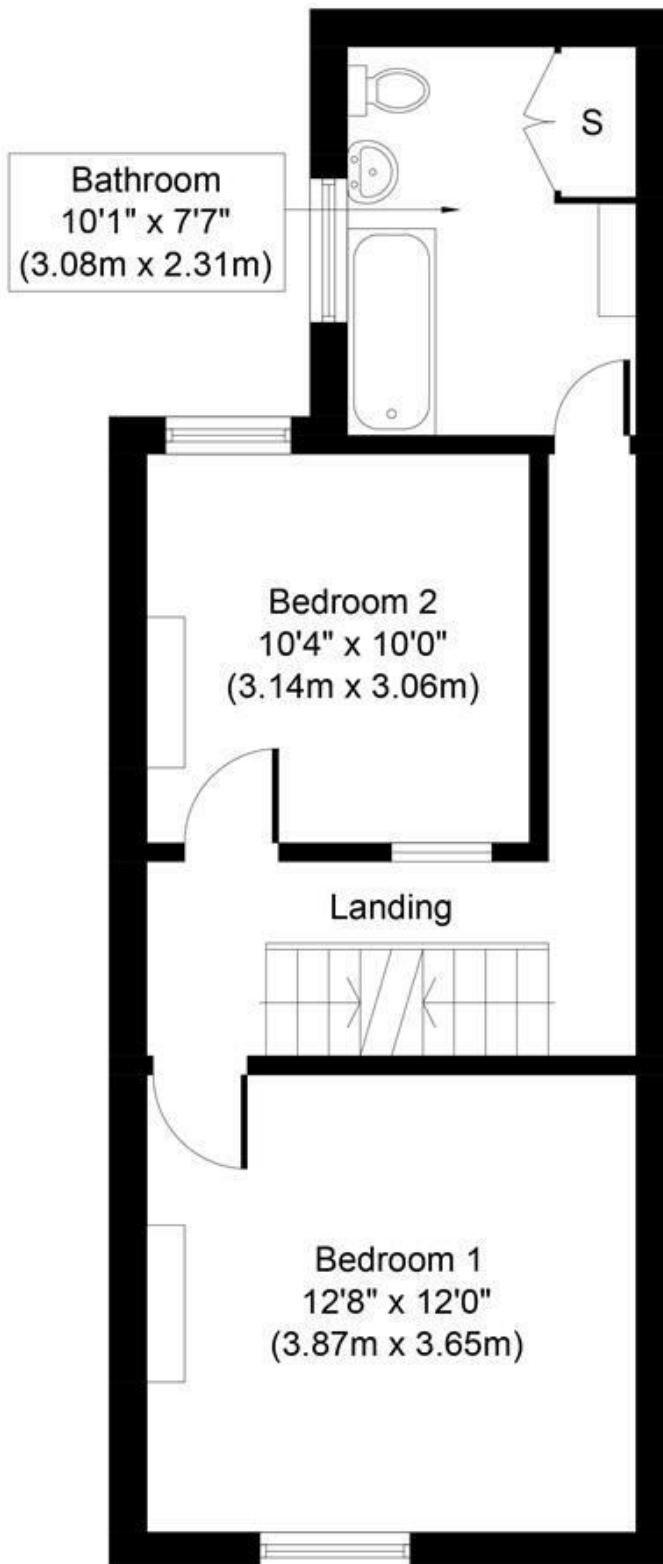
Strictly by appointment with the sole agents.

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.

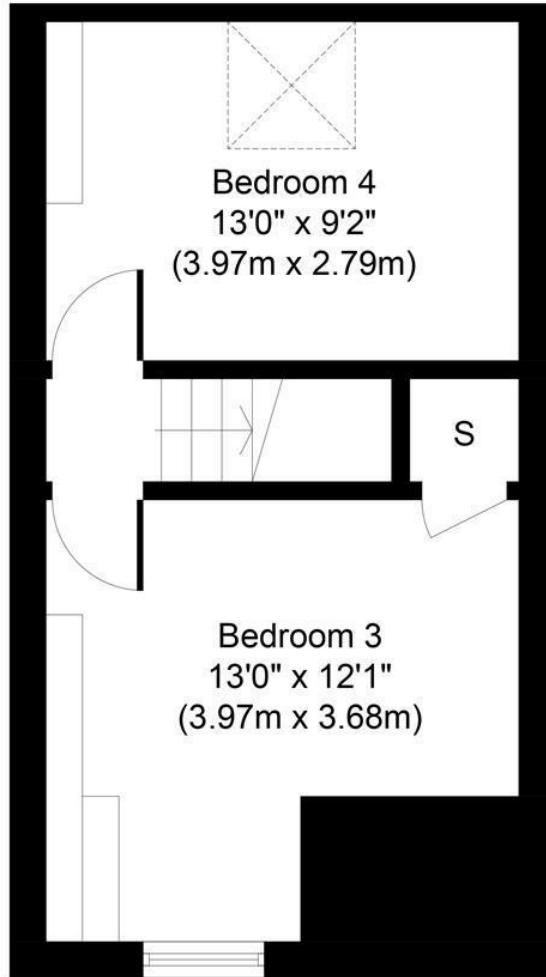
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**First Floor**  
**Approximate Floor Area**  
**441 Sq. ft.**  
**(41.0 Sq. m.)**

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**Second Floor**  
**Approximate Floor Area**  
**319 Sq. ft.**  
**(29.6 Sq. m.)**

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