

# Park Row



**Shaftesbury Avenue, Goole, DN14 6UZ**

**£140,000**



**\*\* NO UPWARD CHAIN \*\* CLOSE TO AMENITIES \*\* GARAGE \*\*** Situated in Goole, this property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally, the property benefits from a driveway for off street parking and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND 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 panel to the front elevation leading into:

### Hall

Central heating radiator, stairs leading to First Floor Accommodation with handrail and door leading into:

### Lounge

13'5" x 12'7" (4.11m x 3.84m)



UPVC double glazed window to the front elevation, feature fire place, central heating radiator and television and telephone points. Single glazed frosted glass panel and door into:



### Dining Room

15'11" x 8'5" (4.86m x 2.58m)



Feature fire place. UPVC double glazed windows to the side and rear elevation. Central heating radiator and television point and understairs storage cupboard.

### Kitchen

14'7" x 8'2" (4.46m x 2.50m)



Range of white fronted base and wall units with brass handles. Single bowl stainless steel sink and drainer with chrome taps over. Central heating boiler. Cooker point with extractor fan over and plumbing for fridge, washing machine and dryer. Timber door with single glazed frosted panel to the side elevation and uPVC double glazed window to the side elevation. Wood effect flooring.

## FIRST FLOOR ACCOMMODATION

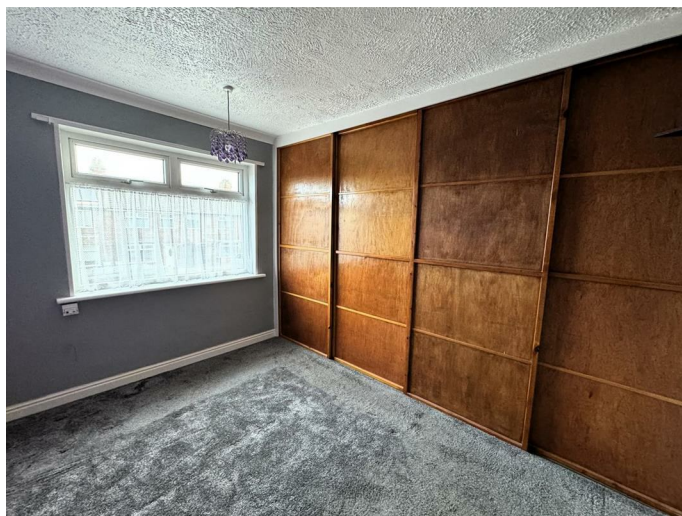
### Landing

UPVC double glazed window to the side elevation, loft access and doors leading off.



### Bedroom One

11'7" x 9'11" maximum (3.54m x 3.03m maximum)



Fitted wardrobes with sliding doors. UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

10'7" x 10'0" (3.23m x 3.05m)



Fitted wardrobe with sliding doors. UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

7'2" x 5'7" (2.20m x 1.71m)



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

### Bathroom

7'3" x 5'7" (2.23m x 1.72m)

UPVC double glazed frosted window to the rear elevation. White bath with timber panel side and glass shower screen electric shower over. White low flush w.c with chrome fittings and wash hand basin set into timber vanity unit. The bath/shower area is tiled to ceiling height and the rest of the room is tiled to mid height. Wood effect flooring, chrome heated towel rail and extractor fan.

### EXTERIOR

#### Front



Driveway leading along the side with decorative stoned area. Outside lighting. Timber pedestrian access gate giving access into:

## Rear



Predominantly laid to lawn with flagged patio area and pathway leading along the side. To the bottom of the garden is a raised herbaceously planted area. Detached workshop.



## Directions

From our Goole office on Pasture Road, head north and at the mini roundabout take the first exit onto Centenary Road. At the end of Centenary Road, turn left onto Airmyn Road before turning immediately right onto Park Avenue. Then turn right, follow the road where the property can be clearly identified by our Park Row Properties For Sale board.

## Local Authority: East Riding of Yorkshire

Tax Banding: B

## Tenure: Freehold

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

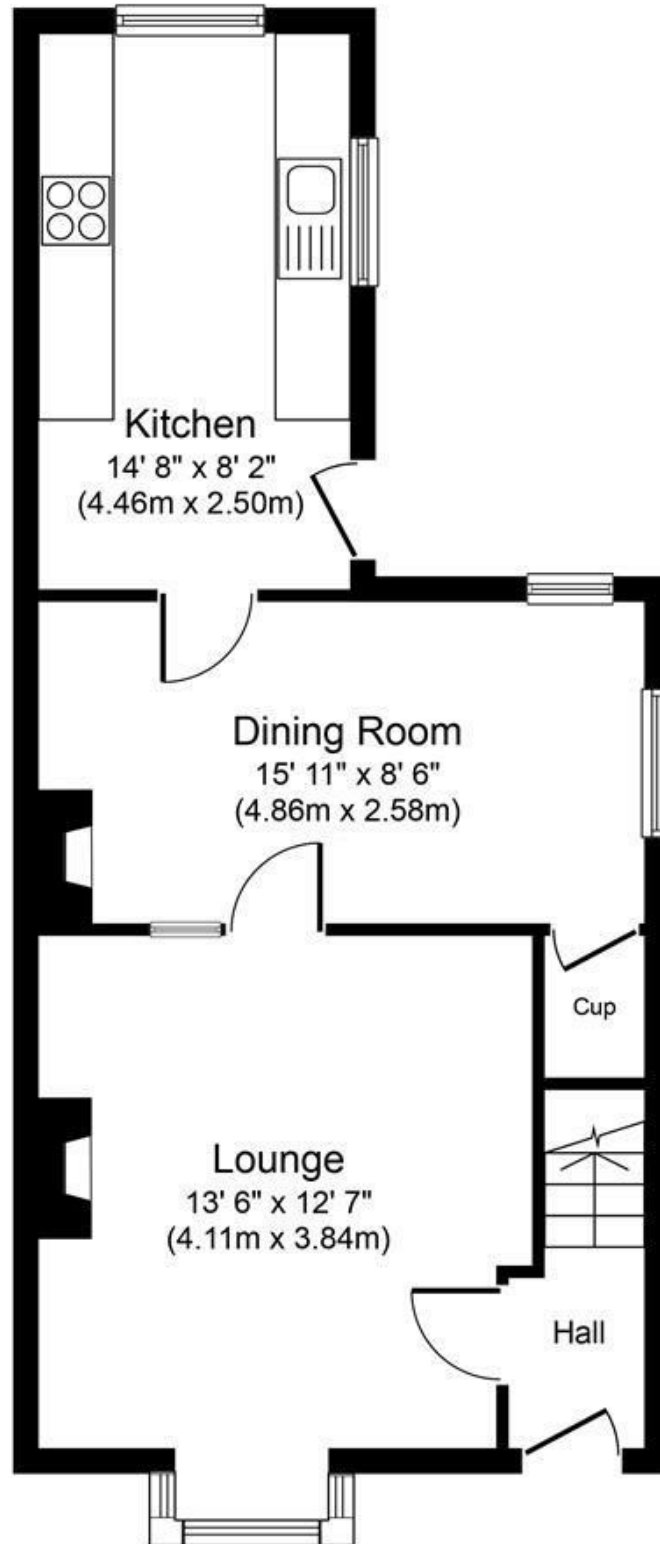
CASTLEFORD - 01977 558480

## 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.

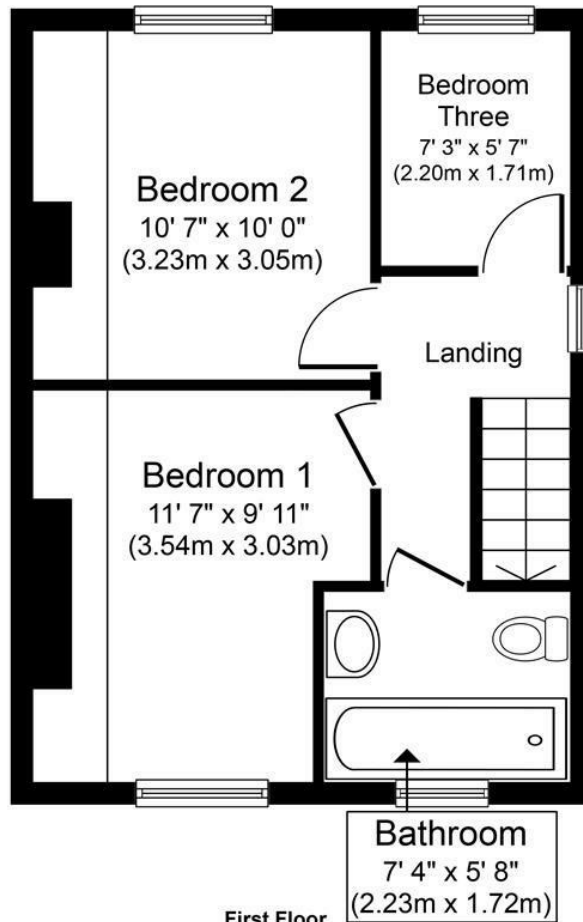
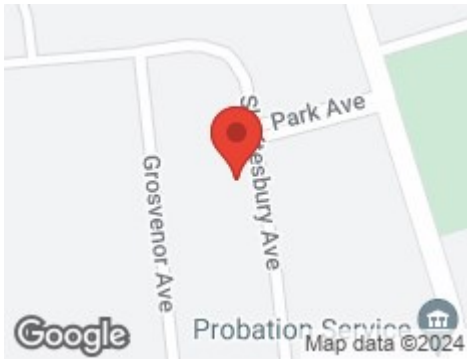




**Ground Floor**  
**Approximate Floor Area**  
**486 sq. ft.**  
**(45.1 sq. m.)**

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**  
**355 sq. ft.**  
**(33.0 sq. m.)**

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