

# Park Row



**Cottingham Street, Goole, DN14 5SJ**

**Offers Over £60,000**



**\*\* NO UPWARD CHAIN \*\* COMMUNAL PARKING \*\*** This apartment can be found in the School Court development in Old Goole and is offered with a tenant in situ. Old Goole has excellent commuter links. This top floor apartment briefly comprises: Hall, Lounge-Diner, Kitchen, two bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL AND LOCATION OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





## Ground Floor Accommodation

### Communal Entrance

### Top Floor Accommodation

#### Entrance

Timber fire door leading into:

#### Hall

20'9" x 3'5" (6.33m x 1.06m )

Telephone keypad entry system. Central heating radiator, storage cupboard housing the hot water cylinder and doors leading off.

#### Lounge Diner

21'1" x 12'8" (6.44m x 3.87m )



UPVC double glazed patio doors to the rear elevation leading onto 'Juliette' balcony. UPVC double glazed window to the rear elevation.



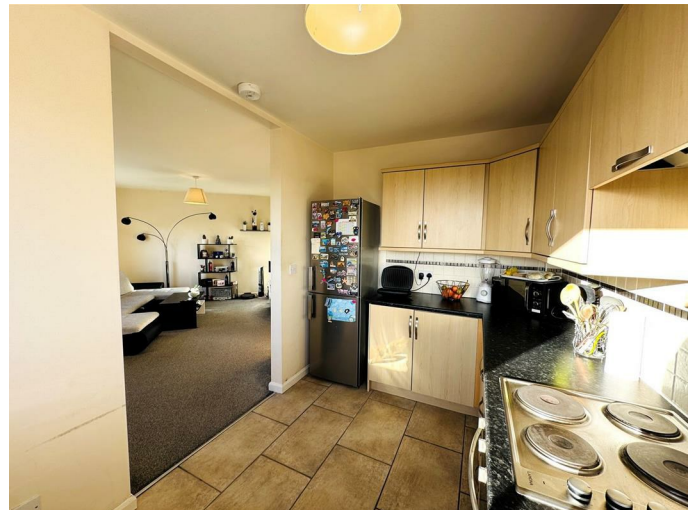
Two central heating radiators, television and telephone point. Aperture flowing through into:

## Kitchen

11'11" x 7'6" (3.65m x 2.31m )



Range of maple effect base and wall units with chrome bowed handles. One and a half bowl stainless steel sink with chrome mixer tap over, set into granite effect laminate worksurface with tiled splashback.



Integrated appliances include: brushed steel electric oven, four ring electric hob and electric extractor fan. Plumbing for washing machine, tiled flooring and uPVC double glazed window to the rear elevation.



## Bedroom One

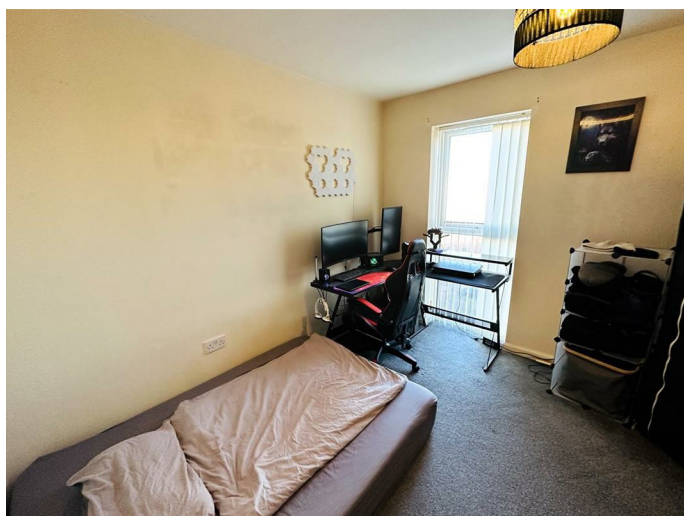
12'0" x 10'0" (3.67m x 3.07m )



UPVC double glazed window to the rear elevation. Central heating radiator, loft access and telephone point.

## Bedroom Two

12'6" x 10'5" (3.82m x 3.20m )



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

## Bathroom

7'11" x 6'7" (2.43m x 2.01m )



White panel bath with chrome taps and chrome shower over. The bath area is tiled to ceiling height, the rest of the room is tiled to mid-height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the front elevation, tiled flooring, central heating radiator and extractor fan.

## Exterior



Communal parking.

## Directions

From the Goole office on Pasture Road, head south and make a left turn onto Boothferry Road. Take a right onto Coronation Street, follow this on to Lower Bridge Street and then Bridge Street. Finally, take a right on to Cottingham Street where the property can be clearly identified by our Park Row 'For Sale' board.

## Tenure: Leasehold

Lease End Date: 23 Dec 2161

Lease Term: 150 years from and including 23 December 2011

Lease Term Remaining: 138 years  
Ground Rent & Service Charge: £901 per annum

### Local Authority: East Riding Of Yorkshire

Tax Band: A

### Area Mobile Phone and Broadband Availability

Mobile Coverage: 4G  
Broadband: FTTC (Fast)

### Utilities

Electricity: Mains  
Gas: Mains  
Water: Mains

### 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.

### 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

### Tenure, Local Authority And Tax Banding

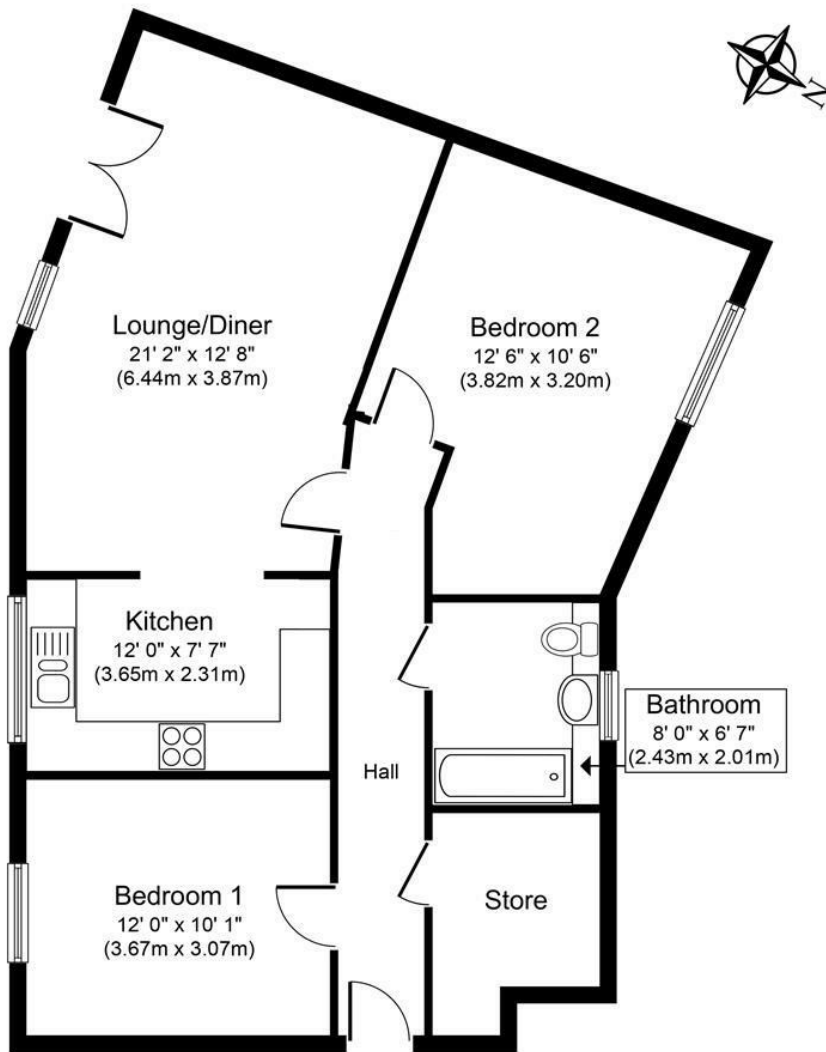
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### 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.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage 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.



**Approximate Floor Area**  
847 sq. ft.  
(78.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		89-91 B	
69-80 C		80-88 C	
55-68 D		69-79 D	
49-54 E		61-68 E	
45-48 F		55-60 F	
39-44 G		47-54 G	
35-38		41-46	
31-34		35-40	
27-30		29-34	
23-26		23-28	
19-22		17-22	
15-18		11-16	
11-14		5-10	
7-10		0-4	
3-6			
0-2			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2009/33/EC

Energy Efficiency Rating: Current 75, Potential 78  
Environmental Impact (CO<sub>2</sub>) Rating: Current 65, Potential 70