

# Park Row



**Villa Fields, Snaith, Goole, DN14 9RP**

**Offers Over £200,000**



**\*\* CLOSE TO SCHOOLS \*\* IDEAL FOR FIRST TIME BUYERS \*\*** Situated in the popular market town of Snaith, bustling with independent local businesses and within short walking distance of the train station and town centre. The location also benefits from nearby access to countryside walks. This semi-detached property briefly comprises: Entrance Hall, Lounge and Kitchen-Diner. To the First Floor there are three Bedrooms and Bathroom. The property also benefits from off street parking and a south facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 into:

### Hall

9'1" x 3'10" (2.77m x 1.17m)

Stairs leading to First Floor Accommodation, central heating radiator and wood effect flooring. Door with top section having double glazed frosted panels leading into:

### Lounge

15'6" x 12'0" (4.73m x 3.68m)



UPVC double glazed window to the side and front elevations. Under stairs storage cupboard. Wood effect flooring, central heating radiator and television and telephone points.



Door with top section having frosted panels leading into:

### Kitchen Diner

15'3" x 10'11" (4.67m x 3.35m)



Range of base and wall units with wood grain effect doors and brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Integrated appliances include: four ring gas hob with brushed steel and glass extractor fan over benefitting from downlighting, fridge, freezer and wine rack. Plumbing for washing machine and dishwasher. Breakfast bar area with brushed chrome legs. UPVC double glazed windows to the front and side elevations and uPVC double glazed French style doors to the side elevation leading to patio/garden area. Wood effect flooring, central heating radiator and television point.



## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

14'6" x 8'9" (4.42m x 2.69m)



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

### Bedroom Two

11'5" x 8'9" (3.50m x 2.69m)



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

### Bedroom Three

11'1" x 6'2" (3.40m x 1.89m)



UPVC double glazed window to the side elevation, wood effect flooring and central heating radiator. Over stairs storage cupboard providing from shelving and storage and having central heating radiator.

### Bathroom

6'2" x 5'6" (1.88m x 1.69m)



White P shaped bath with inset chrome controls, mixer tap and jet bath system. Chrome shower over bath and chrome trimmed shower screen. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over, set into white vanity unit. Chrome heated towel rail, extractor fan, uPVC double glazed window to the side elevation, tiled flooring and room is wet-walled to ceiling height on all walls.

### EXTERIOR

### Front



Flagged pathway along the front of the property and outside lamps. Decorative brick blocked driveway providing off-street parking. Porch over the entrance door, lawned area and wrought iron and timber pedestrian access gate leading to the:

### Rear



Further flagged pathway. Outside lamp, outside tap and block built store with timber pedestrian access door, having power and lighting. Flagged patio and lawned garden which is fully enclosed with timber fence and concrete posts.



### Directions

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road.

Proceeding along this road passing through the villages of Cablesforth and Carlton and this road will take you into Snaith.

On entering Snaith, at the roundabout, take the 1st exit onto Beast Fair, turn left onto Saffron Drive. Finally, turn left onto Villa Fields where the property will be clearly marked by the Park Row Properties 'For Sale' Board.

### Tenure: Freehold

### Local Authority: East Riding Of Yorkshire

Tax Band: C

### TV, Broadband and Mobile Coverage

Mobile Coverage:

EE  
Vodafone  
Three  
O2

Broadband:

Basic- 17 Mbps  
Superfast- 50 Mbps  
Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability:

BT  
Sky  
Virgin

### 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.

### 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.

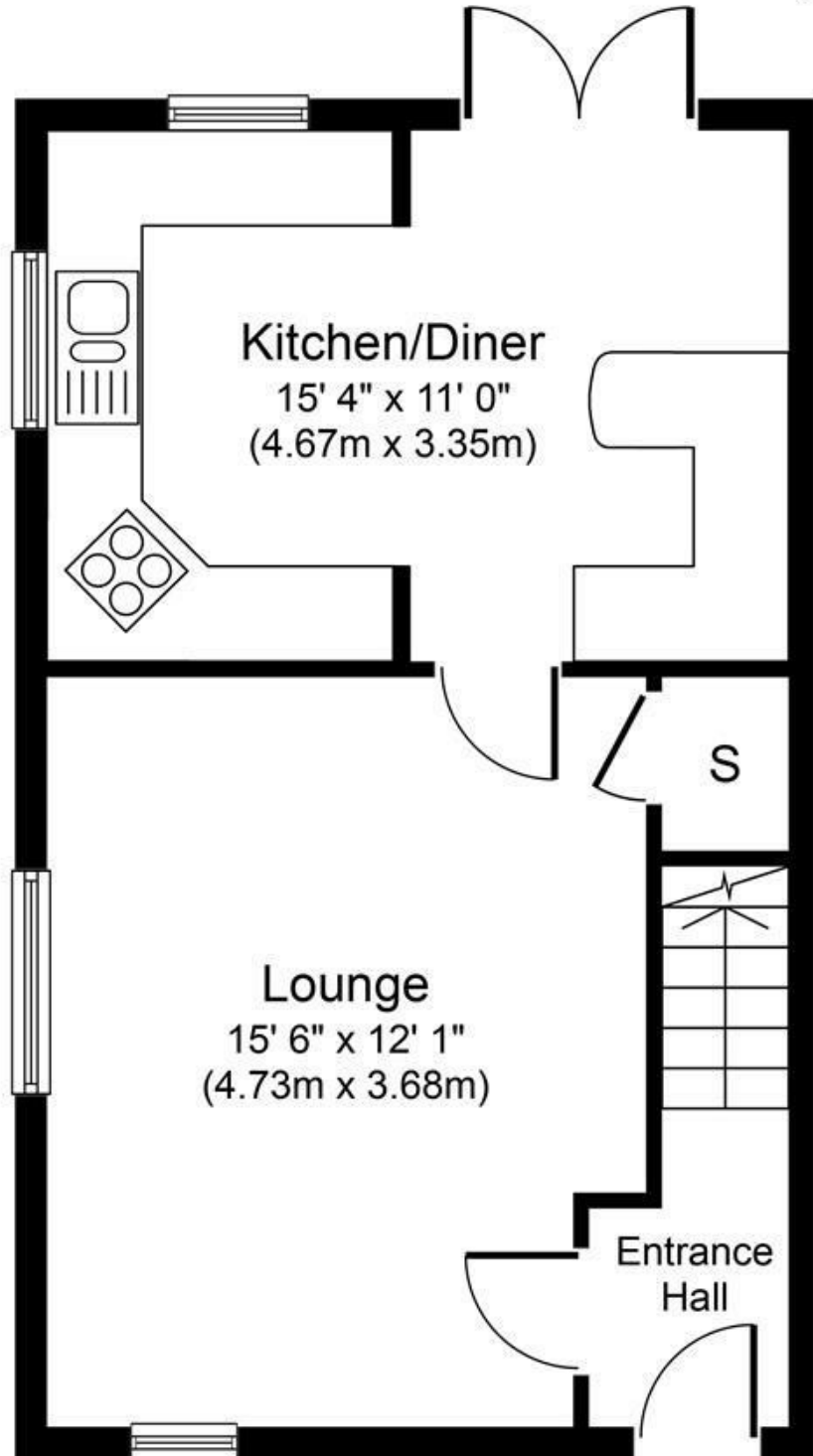
### Viewings

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.

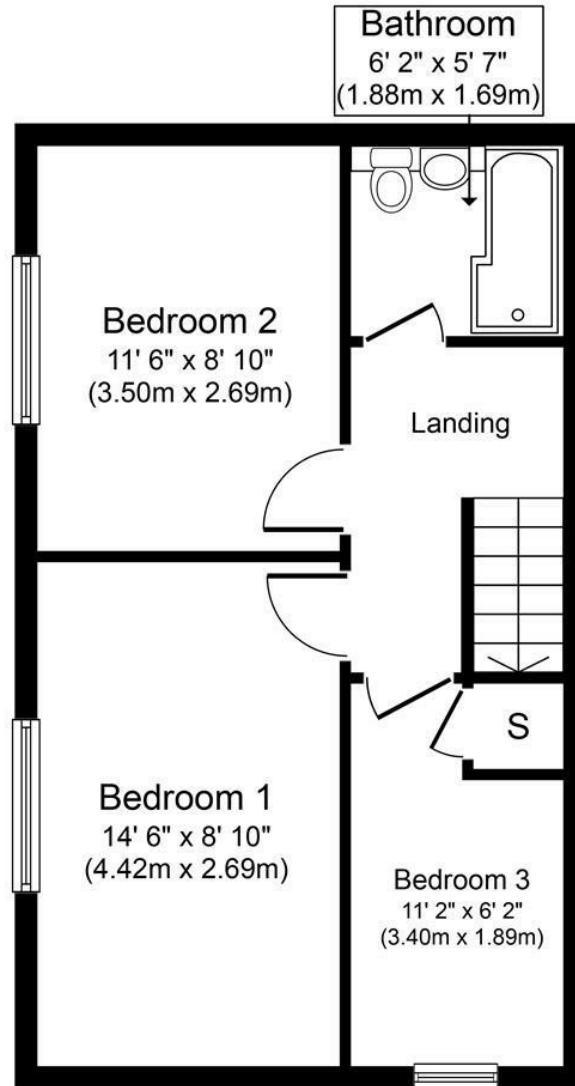




**Ground Floor**  
**Approximate Floor Area**  
**412 sq. ft.**  
**(38.3 sq. m.)**

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**  
**412 sq. ft.**  
**(38.3 sq. m.)**

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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		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	
Below 35 Not energy efficient - higher running costs		Below 35 Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73		88
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC