

# Park Row



Henry Street, Goole, DN14 6TG

Offers Over £120,000



\*\* KITCHEN FITTED IN 2023 \*\* ENCLOSED REAR GARDEN \*\* Situated in Goole, this property briefly comprises: Lounge, Dining Room and Kitchen. To the First Floor are two bedrooms and Bathroom. To the Second Floor is a further bedroom. Externally, the property has an enclosed rear garden. VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

Panel effect entrance door with double glazed frosted panels to the front elevation leading into:

### Entrance Hall

4'0" x 3'0" (1.23m x 0.92m)

UPVC double glazed frosted panel above the entrance door, wood effect flooring and door leading into:

### Lounge

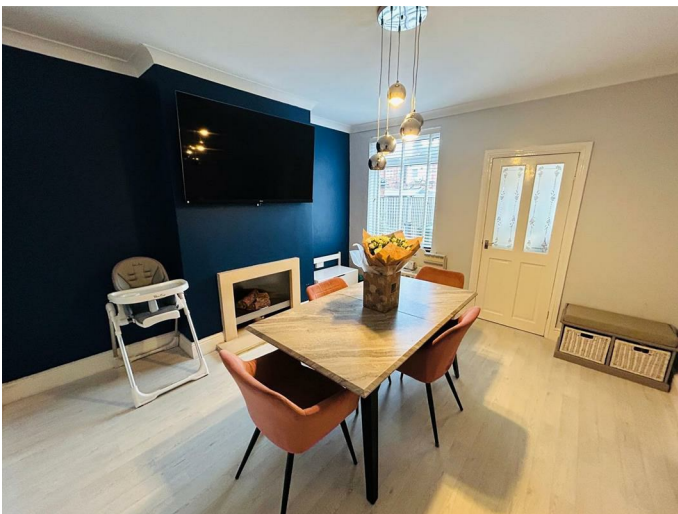
12'5" x 11'2" (3.80m x 3.42m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring. Aperture flowing to stairs to First Floor Accommodation and door leading into:

### Dining Room

13'1" x 10'10" (4.01m x 3.32m)



Feature fire place. UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring. Under stairs storage cupboard and door leading into:



### Kitchen

10'11" x 6'5" (3.35m x 1.98m)



Range of blue base, wall and larder units. Single bowl white ceramic sink with white mixer tap over set into marble effect laminate work surface with matching upstand. Integrated appliances include: electric oven, four ring ceramic hob with black and glass extractor fan over benefitting from downlighting, fridge and freezer. UPVC double glazed windows to the rear and side elevations. UPVC door with top section having frosted panel to the side elevation leading outside.





## FIRST FLOOR ACCOMMODATION

### Landing

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

### Bedroom One

12'4" x 11'4" (3.77m x 3.47m)



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



### Bedroom Three

10'9" x 6'2" (3.29m x 1.90m)



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



## Bathroom

7'11" x 5'11" (2.42m x 1.81m)

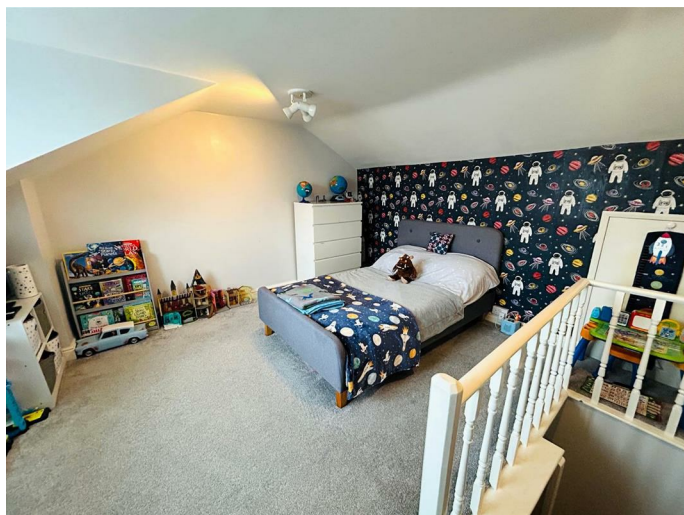


White bath with chrome mixer tap over and chrome shower with chrome trimmed sliding shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The room is wet walled to ceiling height. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail and storage cupboard housing central heating boiler.

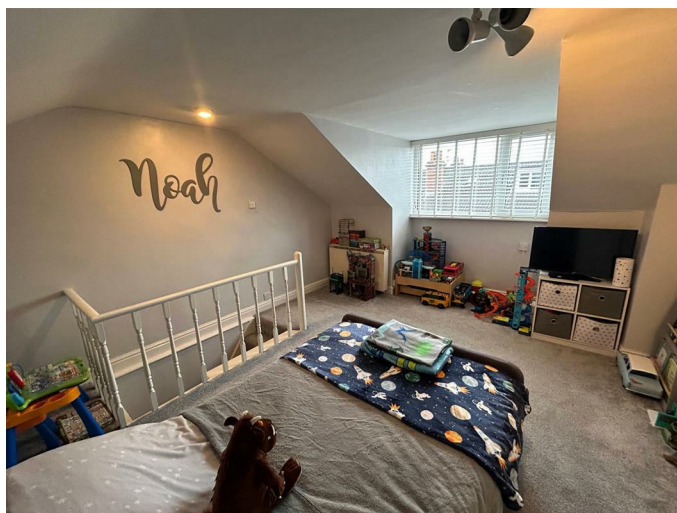
## SECOND FLOOR ACCOMMODATION

### Bedroom Two

14'8" x 12'11" (4.49m x 3.94m)



UPVC double glazed window to the front elevation and storage cupboard.



## EXTERIOR- Front



Pedestrian footpath.

## Rear



Enclosed rear yard with flagged patio area. The rear is predominantly laid to lawn with stepping stone style pathway leading to timber pedestrian access gate giving access onto service lane. Outside electrical point, tap and light. The rear is fully enclosed with brick wall, timber fence and concrete posts.

## DIRECTIONS

From our branch on Pasture Road, head North and at the roundabout, take the first exit onto Centenary Road. Turn left onto Clifton Gardens and then turn right onto Boothferry Road. Turn left onto Henry Street and the property can be clearly identified by our Park Row 'For Sale' board outside the property.

## 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

Tenure: Freehold

Local Authority: East Riding Of Yorkshire

Tax Banding: A

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast (FTTP)

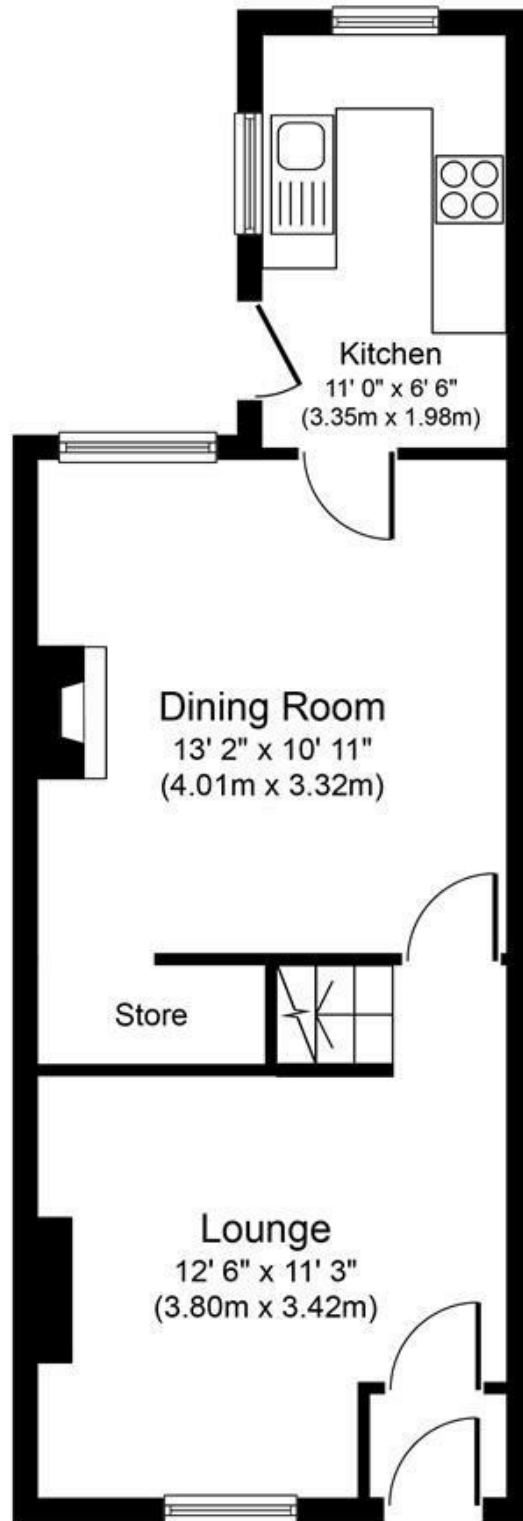
Mobile: 4G

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## 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.

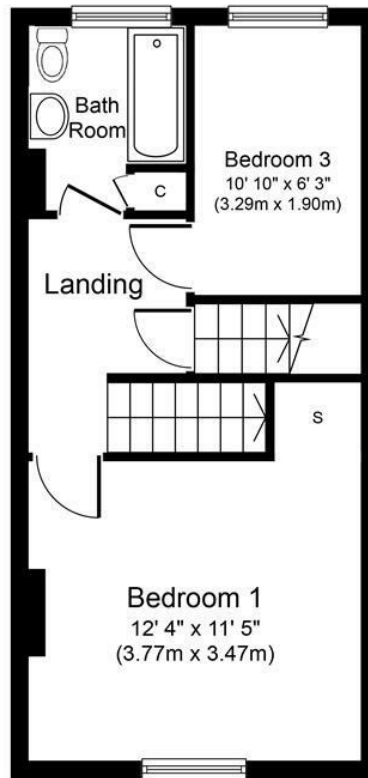


**Ground Floor**  
**Approximate Floor Area**  
**418 sq. ft.**  
**(38.8 sq. m.)**

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.

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**First Floor**  
**Approximate Floor Area**  
**344 sq. ft.**  
**(32.0 sq. m.)**

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