

# Park Row



**Skelton, Goole, DN14 7RP**

**Offers Over £190,000**



**\*\* VIEWS OVERLOOKING RIVER OUSE \*\* OFF STREET PARKING \*\*** Situated in the hamlet of Skelton, this semi-detached property briefly comprises: Lounge, Dining Room, Breakfast Kitchen, Ground Floor w.c and Bathroom. To the First Floor are three bedrooms. Externally, the property benefits from garden to the front, driveway and access to the Roof Terrace. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. 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

### Entrance

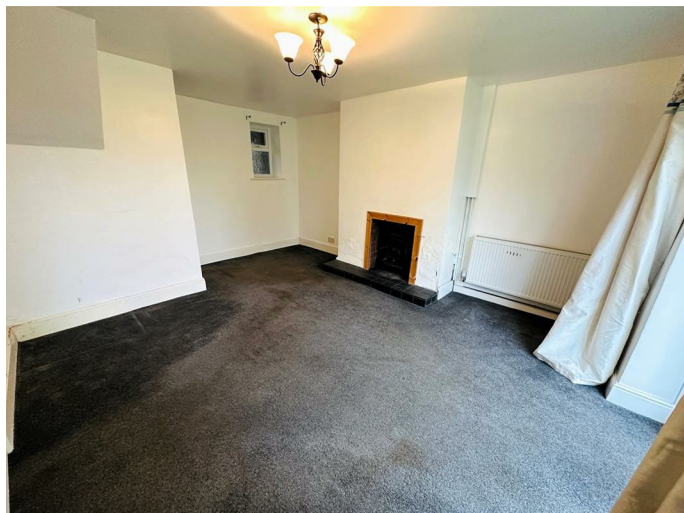
UPVC double glazed 'French' doors to the front elevation leading into:

### Lounge

16'0" x 13'0" maximum (4.89m x 3.98m maximum)



Inset cast wood-burning stove with tiled hearth. Door opening onto staircase leading to First Floor accommodation. UPVC double glazed window to the rear elevation and central heating radiator.



Timber panel double doors opening onto:

### Dining Room

16'0" x 13'1" (4.88m x 3.99m)



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



Aperture flowing through into:

## Breakfast Kitchen

14'4" x 10'0" (4.37m x 3.07m)

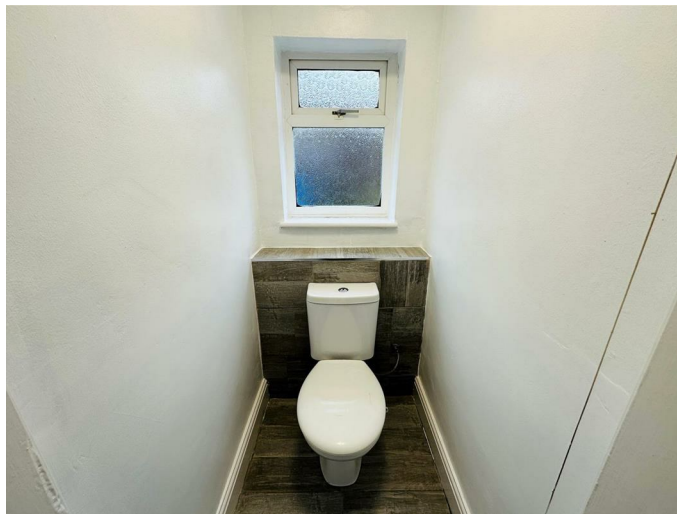


Range of timber fronted base and larder units. Ceramic 'Belfast' style sink and chrome mixer tap inset to solid wood block worksurface with tiled splashback. Electric cooker point with built in extractor fan over benefitting from downlighting. UPVC 'stable' style door with top section having double glazed panel and uPVC double glazed window; both to the rear elevation. Plumbing for washing machine, central heating radiator and wood effect flooring.



## Ground Floor w.c

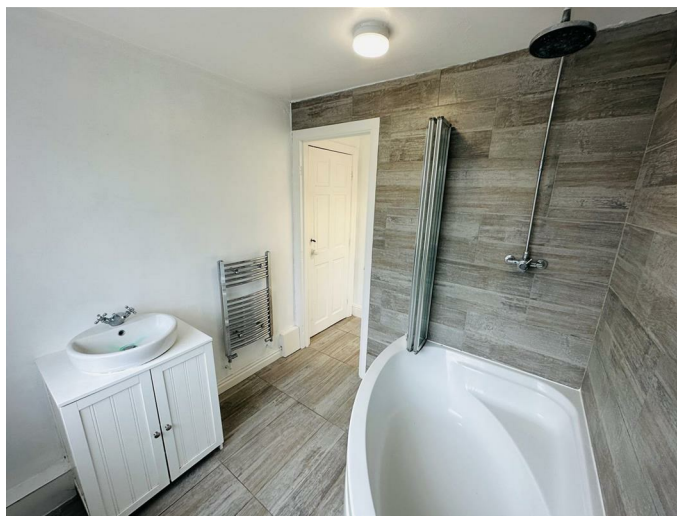
7'1" x 2'11" (2.16m x 0.90m)



White low flush w.c with chrome fittings, uPVC double glazed frosted window to the side elevation and tiled flooring. Aperture flowing through into:

## Bathroom

7'1" x 6'8" (2.17m x 2.05m)



White corner panel bath with chrome mixer tap, fixed shower head over and chrome trimmed 'Concertina' style shower screen. The suite area is tiled to ceiling height. White wash hand basin with chrome taps over set into white vanity unit. Tiled flooring, chrome heated towel rail and electric extractor fan. UPVC double glazed frosted window to the rear elevation.



## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and timber panel doors leading off.

### Bedroom One

16'1" x 13'1" (4.91m x 4.01m)



UPVC double glazed windows to both aspects; front and rear elevation giving views over terrace and River Ouse beyond. Exposed timber flooring, television point and central heating radiator. Storage cupboard.



### Bedroom Two

13'1" x 7'8" maximum (4.00m x 2.34m maximum)



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

### Bedroom Three

9'8" x 8'1" maximum (2.96m x 2.47m maximum)



UPVC double glazed window giving views over the River Ouse. Exposed timber flooring and central heating radiator.

### Front



Flagged pathway leading along the front of the property to decoratively stoned driveway. Outside lamps. The area is predominately laid to lawn with raised herbaceous borders. The boundaries are defined by timber vehicular and pedestrian access gate, timber fence and timber posts.

### Side

Decorative stone driveway merges into concrete hardstanding leading to the Rear of the property. Halogen light on 'PIR' sensor and outside tap.

### Rear



Further concrete pathway and raised borders. Stairs giving access to:

### Roof Terrace

27'3" x 11'2" to staircase (8.33m x 3.41m to staircase)

Glass balcony with timber balustrade and newel posts overlooking the River Ouse. Composite wood effect flooring and electrical point.

### DIRECTIONS

Leave our Goole office and proceed down Pasture Road towards Fourth Avenue. At the mini roundabout, take the first exit and proceed on Centenary Road. Turn right onto Airmyn Road. At the next three roundabouts continue straight ahead. At the fourth roundabout take the third exit onto Howdendyke Road, follow this road and continue past Skelton Broad Lane. As you approach the train line crossing the river, the property is on to the right hand side. The property can be clearly identified by our Park Row Properties 'For Sale' Board.

### LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

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

Electricity: Mains

Heating: Oil Tank

Sewerage: Cesspit

Water: Mains

Broadband: Ultrafast (FTTP)

Mobile: 4G

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.

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.

## 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.

## 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

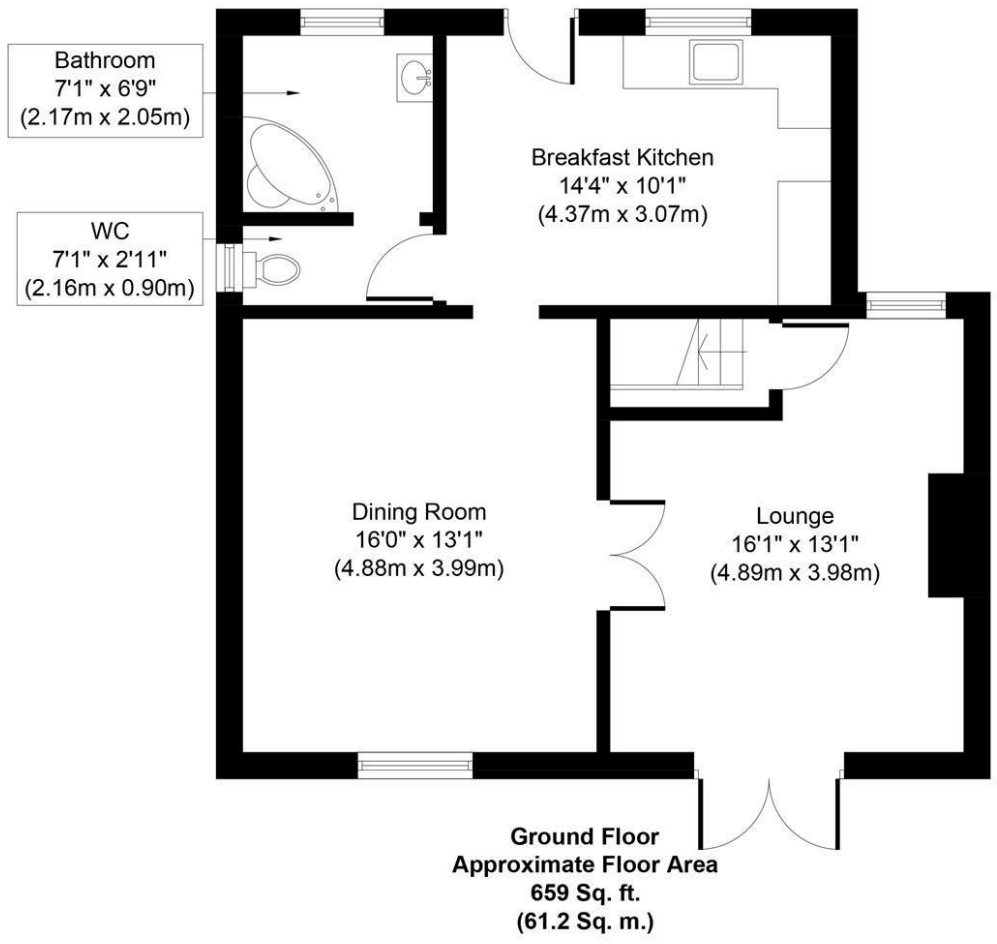
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

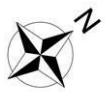
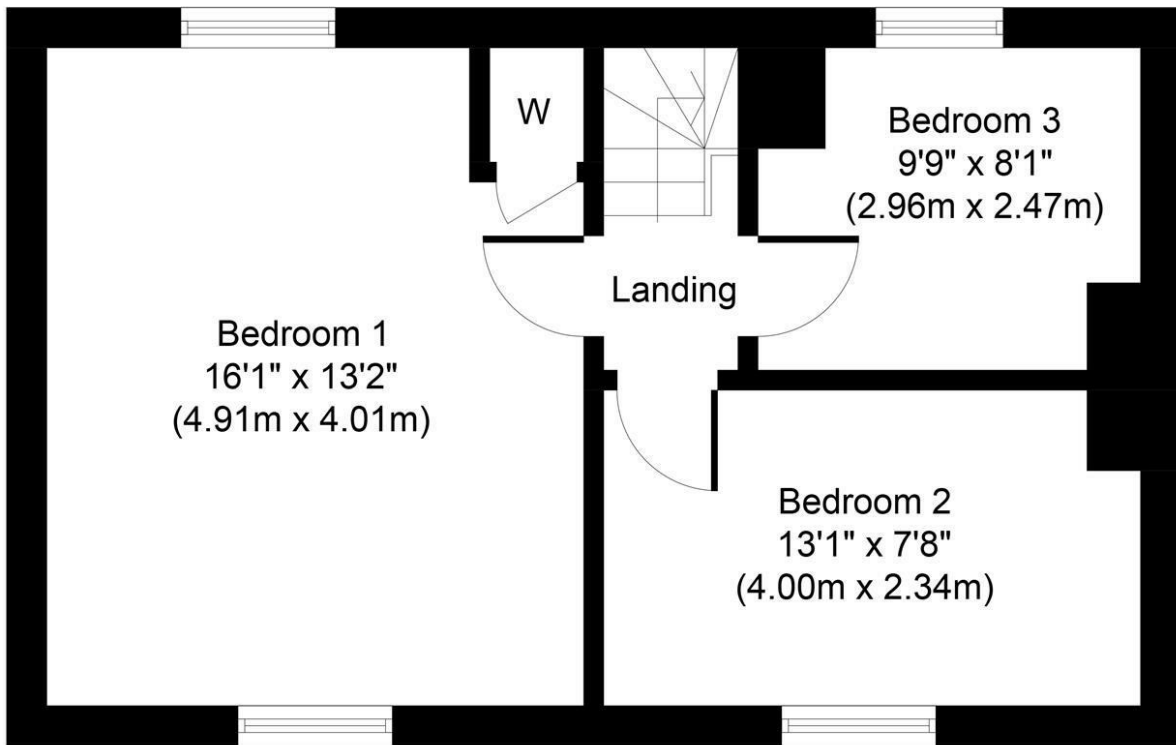
## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will



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**  
**429 Sq. ft.**  
**(39.9 Sq. m.)**

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