

Park Row



Elsie Street, Goole, DN14 6DU

Offers Over £190,000



**** GARAGE AND WORKSHOP ** CLOSE TO TOWN CENTRE **** Situated in the town of Goole, this well presented, Semi-Detached family home briefly comprises: Hall, Lounge, Dining Room, Kitchen, Outdoor W.C and Bar/ Cinema Room. To the First Floor are three bedrooms and a Bathroom. Externally, the property benefits from an established, fully enclosed garden to the rear with garage and workshop and concrete hardstanding to provide ample off street parking. Please see 'Agent Note - Peppercorn Rent' regarding access to the rear of the property. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE 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.**



Agent Note - Peppercorn Rent

Please note that land to the side of this property is owned by the council and is on a separate title deed to the main house. To have access over this land and in order to be able to access the rear of the property, an annual fee of £0.13 (THIRTEEN PENCE) must be paid to the council.

Ground Floor Accommodation - Hall

7'6" x 3'8" (2.29m x 1.13m)

White aluminium entrance door with full-length double glazed frosted panel to the front elevation. Stair leading to the First Floor Accommodation with handrail. Solid bamboo flooring, central heating radiator, keypad for intruder alarm and doors leading off.

Lounge

13'2" x 11'10" (4.03m x 3.63m)

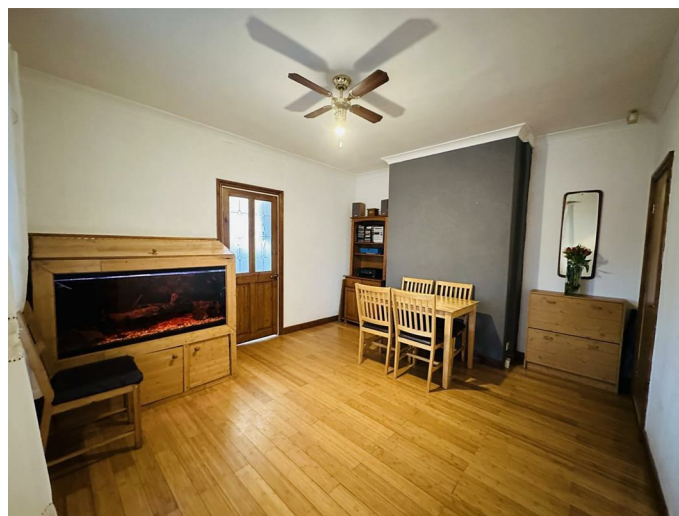


Feature fireplace, solid bamboo flooring, central heating radiator, television point and storage alcove. UPVC double glazed bow window to the front elevation

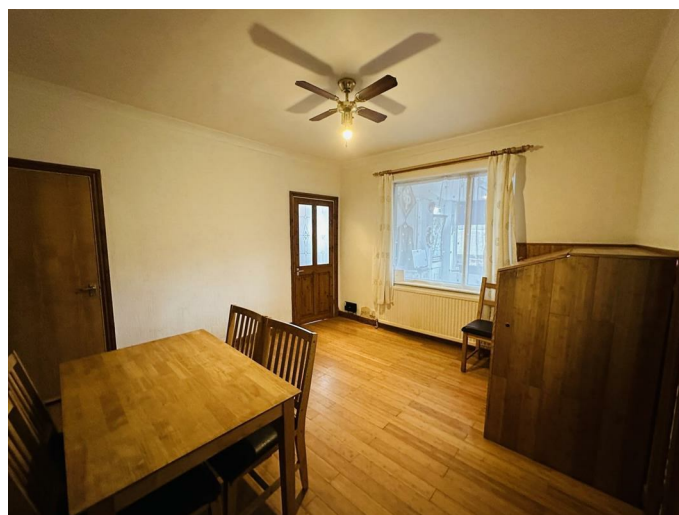


Dining Room

13'3" x 11'10" (4.05m x 3.63m)



UPVC double glazed window to the side elevation. Under stairs storage cupboard, solid bamboo flooring, central heating radiator and telephone point. Door leading through into:



Kitchen

13'1" x 9'7" (4.01m x 2.93m)



Range of grey-fronted base and wall units. Single bowl sink and drainer with chrome mixer tap over, set into granite effect laminate worksurface. Integrated fridge, freezer and 'Neff' dishwasher. Gas cooker point and plumbing for washing machine. White aluminium door with full-length double glazed panel to the rear elevation. UPVC double glazed windows to the side and rear elevations. Wet walled to ceiling height with tiled effect flooring. Television point and central heating radiator.

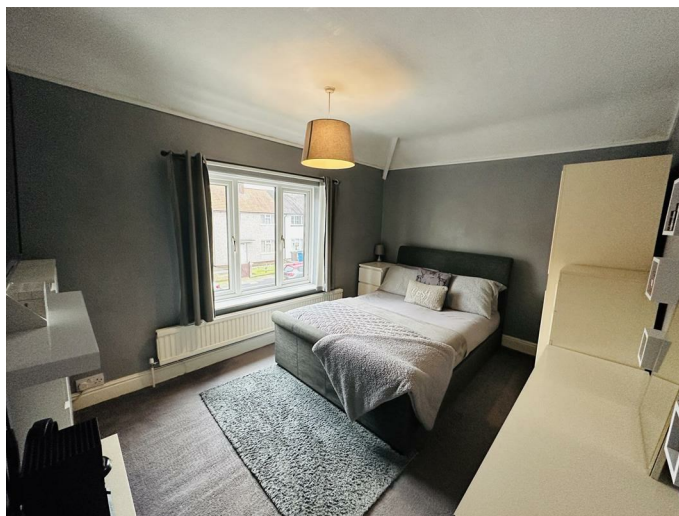


First Floor Accommodation - Landing

Loft access and doors leading off.

Bedroom One

13'4" x 7'6" (4.07m x 2.29m)



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



Bedroom Two

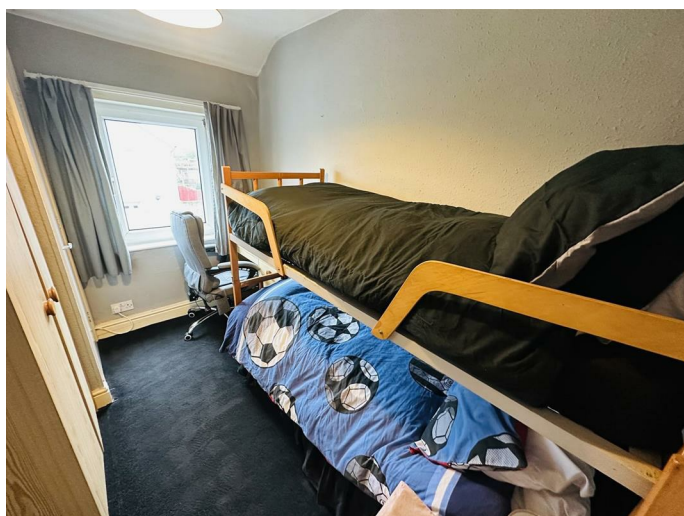
13'4" x 11'4" (4.07m x 3.47m)



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

Bedroom Three

9'11" x 7'0" (3.04m x 2.15m)



UPVC double glazed window to the side elevation, storage cupboard housing 'Ideal' central heating boiler and central heating radiator.

Bathroom

6'1" x 6'1" (1.87m x 1.86m)



White 'P-shaped' bath with inbuilt chrome mixer tap, 'Triton' white and chrome shower over and chrome trimmed shower screen. White low flush w.c with hidden cistern and white wash hand basin with chrome mixer tap over; both set into vanity unit. UPVC double glazed frosted window to the side elevation. The room is wet-walled on all walls and ceiling. Chrome heated towel rail, tiled effect flooring and extractor fan.

Exterior - Front



Flagged pathways with raised, central, herbaceously planted border. Timber pedestrian / vehicular access gate.

Rear



Palisade gates leading into the rear itself. Flagged patio area with outside lap and tap. UPVC double glazed 'French' style doors leading through into the Bar / Cinema room. Further uPVC door with the top section having double glazed frosted glass, leading through into outdoor WC. Concrete pathway running along laid to lawn garden section with herbaceous borders.

Summer house with power and lighting. The bottom of the garden leads to garage and workshop with concrete hardstanding in front. Timber pedestrian access gate to side of garages. The rear is fully enclosed with hedging, timber fence, concrete posts and concrete gravel boards.



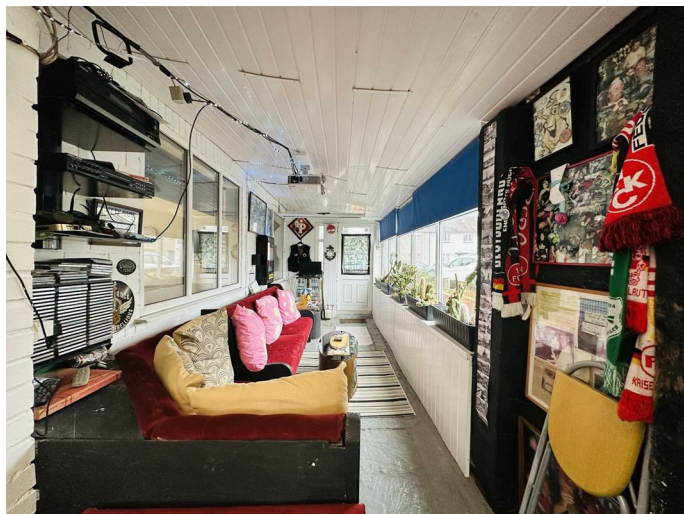
Bar / Cinema Room

32'11" x 12'4" (max) (10.04m x 3.78m (max))



Can be accessed from the front and rear of the property. UPVC

door with top section having double glazed frosted panel to the front elevation. UPVC double glazed windows to the sides, front and rear elevations. Central heating radiators.



WC

5'1" x 4'10" (1.57m x 1.49m)

White low flush WC with chrome fittings. White pedestal wash hand basin with chrome taps over with splashback. UPVC double glazed frosted window to the side elevation and central heating radiator.

Directions

Heading North on Pasture Road in Goole, proceed over the mini roundabout and take the second turning on the left hand side which leads onto Elsie Street where the property can be identified by our Park Row For Sale board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre Ultrafast (FTTP)

Mobile: 5G (Lycamobile, EE)

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.

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.

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.

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.

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.

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:

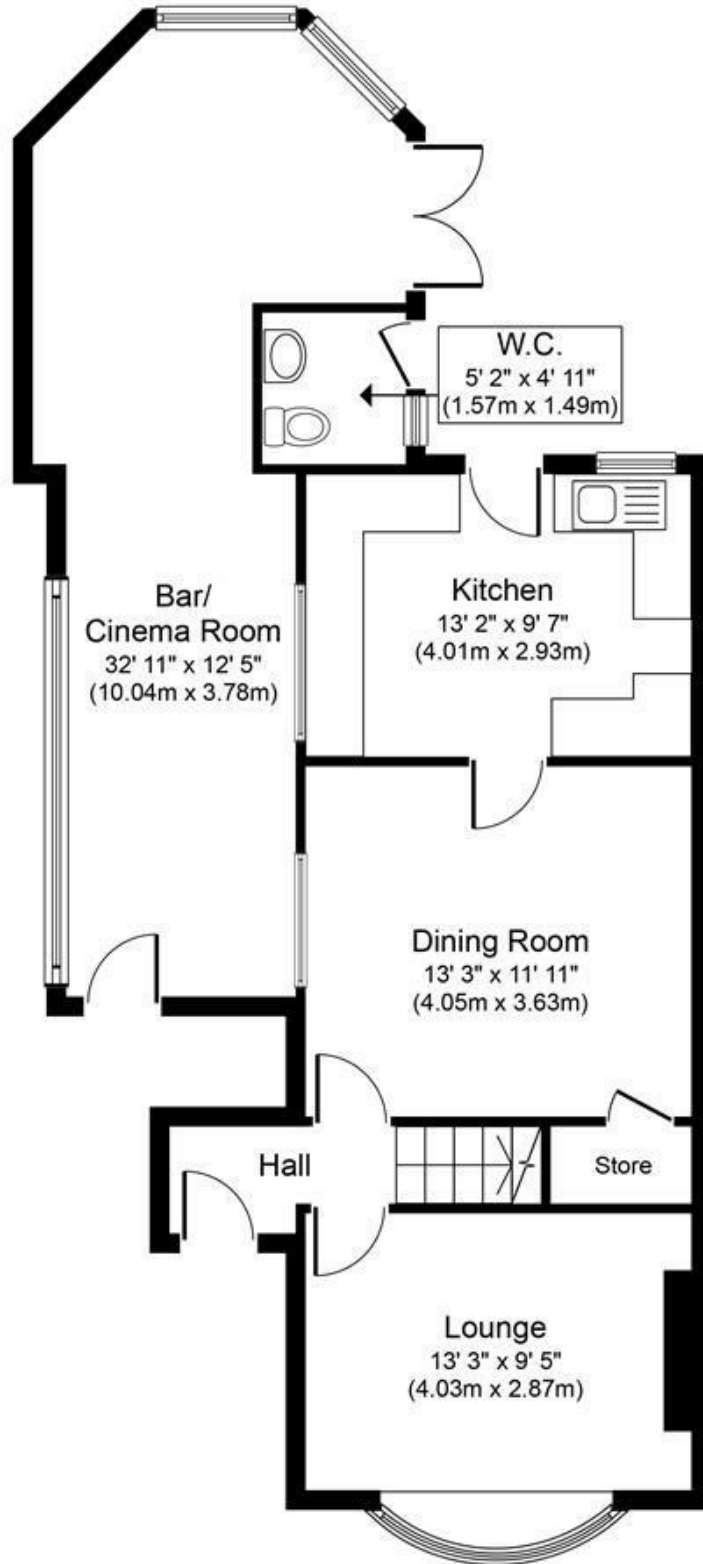
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

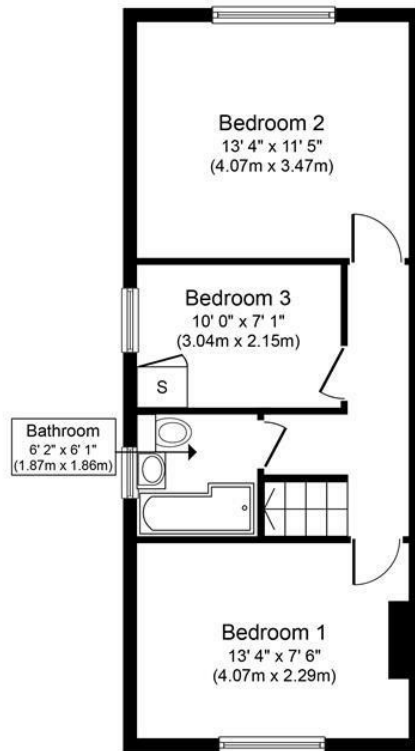
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
805 sq. ft.
(74.7 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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First Floor
Approximate Floor Area
454 sq. ft.
(42.1 sq. m.)

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 goole@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ 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	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 77 (Current), 56 (Potential)
 Environmental Impact (CO₂) Rating: D (Current)