

# Park Row



**Oakdene, Goole, DN14 6YB**

**Offers Over £150,000**



**\*\*GARAGE \*\*NO UPWARD CHAIN\*\*** Situated in Goole, this semi-detached bungalow briefly comprises: Hallway, Lounge Diner, Conservatory, Shower Room, Kitchen and Bedroom. Externally, the property has an enclosed rear garden and a driveway with a single garage to the side. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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'.**









## PROPERTY OVERVIEW

This one bedroom semi-detached bungalow is situated in a quiet and peaceful location, offering comfortable single level living. The property features a welcoming hallway, a kitchen, a spacious living room, bedroom, a shower room, and a bright conservatory overlooking the garden. Outside, there is a driveway providing off-street parking, leading to a single garage. The enclosed rear garden is mainly laid with a paved area and wooden decking, ideal for relaxing outdoors.

## ACCOMMODATION

### Hall

10'2" x 5'1" (3.12 x 1.56)

### Lounge Diner

18'7" x 12'9" (5.68m x 3.91m)

### Conservatory

11'3" x 8'6" (3.44m x 2.60m)

### Kitchen

10'7" x 8'2" (3.25m x 2.51m)

### Bedroom

15'7" x 9'11" (4.75m x 3.04m)

### Shower Room

## EXTERIOR

### Front

Front garden with garage and driveway to the side.

### Rear

To the rear of the property is an enclosed lawned garden with a paved area.

## DIRECTIONS

From the Park Row office in Goole, head straight down Pasture Road onto Westfield Avenue, Turn right down Newclose lane, then left into Thorntree Lane, from there, turn right into Ivy Park Road, then right again to Oakdene where the property can be clearly identified by our Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire Council

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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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

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.

## 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 Practices) 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

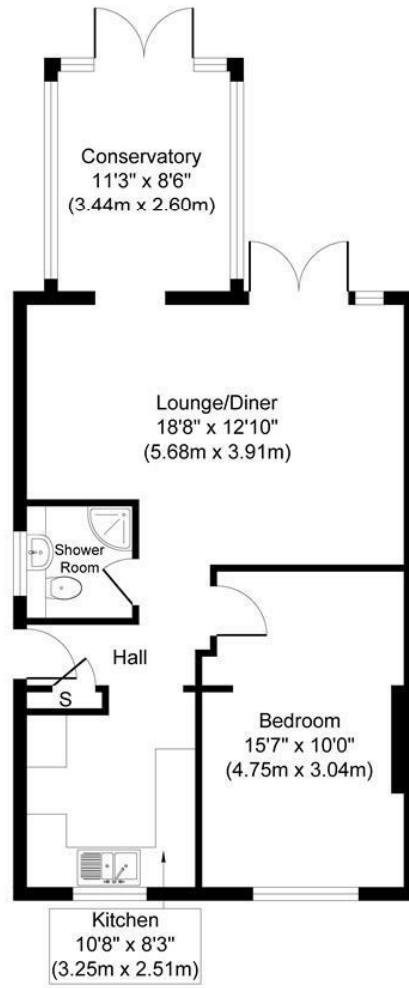
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





**Approximate Floor Area**  
**635 sq. ft**  
**(58.96 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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