Park Rôw



Millers Terrace, Snaith, Goole, DN14 9HG

Offers Over £220,000

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** OFF STREET PARKING ** SOUTH FACING GARDEN ** Situated in Snaith this property briefly comprises: Lounge and Kitchen Diner. To the first floor are two bedrooms and a Bathroom. Externally the property benefits from off street parking, an enclosed garden and outbuildings. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'
























for
Sale




for
Sale



PROPERTY OVERVIEW

This charming home offers a well-proportioned accommodation with appealing outdoor space. The lounge benefits from bi-fold doors opening directly onto the south-facing garden, creating a bright, open feel and providing an excellent connection between the living space and garden. The two double bedrooms offer comfortable and versatile accommodation, making the property well suited to couples, small families or those looking for a home with useful guest or home-working space.

Outside, the south-facing garden is laid predominantly to lawn with a raised decked seating area, providing an ideal space for relaxing, entertaining and enjoying the sunshine throughout the day. The combination of lawn and decking offers both practical and social outdoor space, while the south-facing aspect is a real advantage for those who enjoy spending time in the garden.

The property is situated in the popular market town of Snaith, which offers a range of everyday amenities including independent shops, cafés, pubs, schools and local services. Snaith also benefits from its own railway station and good road connections, including convenient access to the M62, making it a well-connected location for commuters and those wishing to explore the surrounding towns and cities.

GROUND FLOOR ACCOMMODATION

Lounge

13'3" x 17'11" (4.04m x 5.48m)

Kitchen Diner

13'2" x 10'3" (4.03m x 3.14m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'4" x 10'10" (4.38m x 3.32m)

Bedroom Two

14'2" x 10'1" (4.33m x 3.08m)

Bathroom

10'6" x 7'2" (3.22m x 2.19m)

EXTERIOR

Outbuilding

19'1" x 7'1" (5.83m x 2.16m)

Located across from the front of the property, the outbuilding is currently used as a utility area with electric and plumbing for washing machine. The side of the outbuilding also offers a storage area for refuse bins surrounded by mature shrubs.

Front

Charming paved area to the front, leading to an archway through to the High Street, also leading to the rear and a covered car port with space for two cars.

Rear

A maintained walled garden accessed from the side gate and the lounge bi-fold doors, the garden is mainly laid to lawn with a paved pathway and raised decked seating area along with two brick outhouses for storage. The paved path to the front of the property also leads to the rear beyond the garden and a covered car port with space for two cars.

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 Camblesforth and Carlton and this road will take you into Snaith. On entering Snaith, once you pass the railway line, carry on till you reach the mini round about, turn right at the round about and take the second right turn down Pontefract Road towards Anna's Academy of Dance, the property will be clearly marked by the Park Row Properties 'For Sale' Board on the left hand side of the street.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding County 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.

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

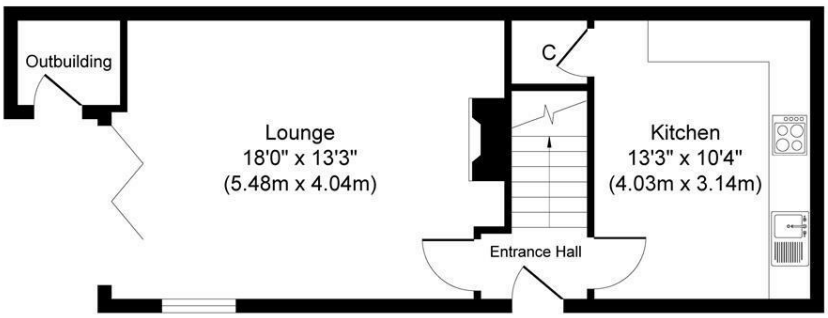
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

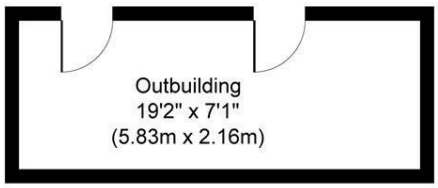
OPENING HOURS

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/CASTLEFORD - 01977 791133





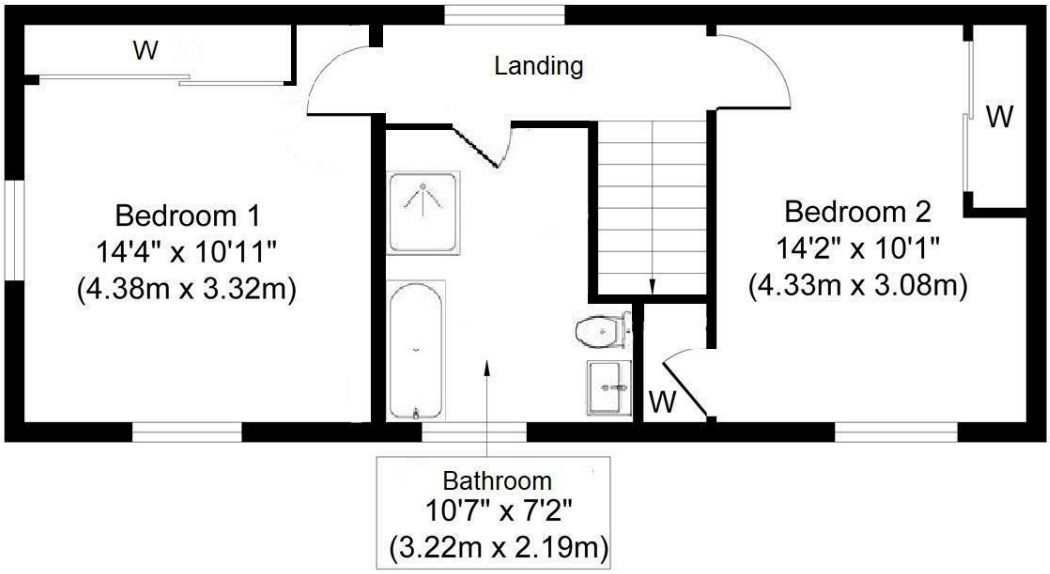
Ground Floor
Approximate Floor Area
595 sq. ft
(55.27 sq. m)

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
441 sq. ft
(41.00 sq. m)

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