

# Park Row

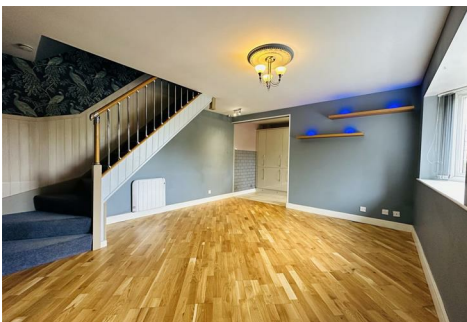


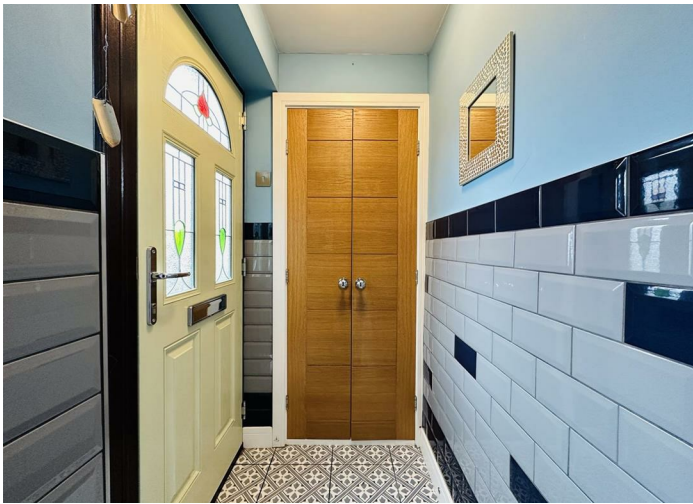
**George Street, Snaith, Goole, DN14 9HZ**

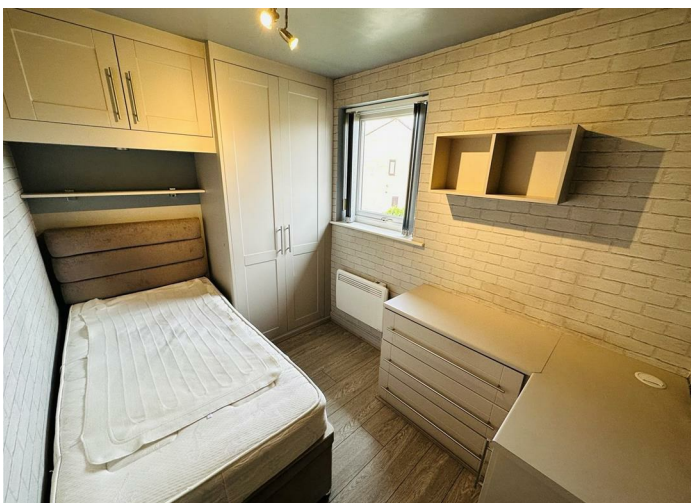
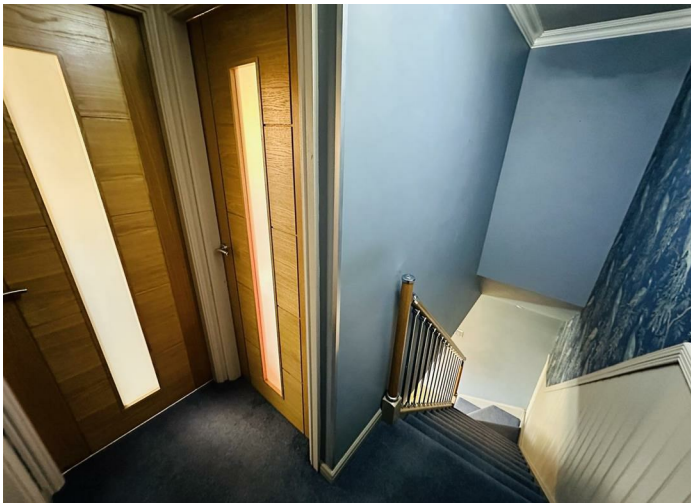
**Offers Over £150,000**



**\*\*NO ONWARD CHAIN\*\*CLOSE TO COMMUTER LINKS\*\*** Situated in the popular market town of Snaith, This Mid-terrace property briefly comprises: Hall, Lounge/ Diner and Kitchen. To the first floor is two Bedrooms and Bathroom. The property also benefits from storage and a lawn to the front. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**







## PROPERTY OVERVIEW

This well-presented property in the sought-after town of Snaith offers a comfortable and modern living space ideal for a range of buyers. The home features a spacious open-plan lounge and dining area, creating a bright and welcoming environment that flows seamlessly into a contemporary kitchen fitted with a range of integrated appliances.

To the first floor, there are two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a stylish, modern bathroom finished to a high standard. Externally, the property offers useful storage to the front and a neatly maintained lawned garden with a desirable north-west facing aspect, perfect for enjoying afternoon and evening sun. Electric heating and economy 7 water heating. Snaith itself is a charming and well-connected town, offering a selection of local shops, amenities, and schools, along with convenient transport links to nearby towns and cities, making it an ideal location for both commuters and those seeking a quieter lifestyle.

## GROUND FLOOR ACCOMMODATION

### Hall

4'8" x 3'5" (1.44m x 1.05m)

### Lounge/ Diner

14'4" x 13'0" (4.37m x 3.97m)

### Kitchen

13'0" x 5'8" (3.97m x 1.73m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

10'5" x 9'9" (3.18m x 2.98m)

### Bedroom Two

9'10" x 6'7" (3.00m x 2.03m)

### Bathroom

6'6" x 6'0" (2.00m x 1.84m)

## EXTERIOR

### Front

Well manicured lawn with storage sections.

## 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, take your first left onto George Street, the property will be clearly marked by the Park Row Properties 'For Sale' Board on the right hand side of the street.

## 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 Yorkshire 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: Electric with Economy 7 Water Heater

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

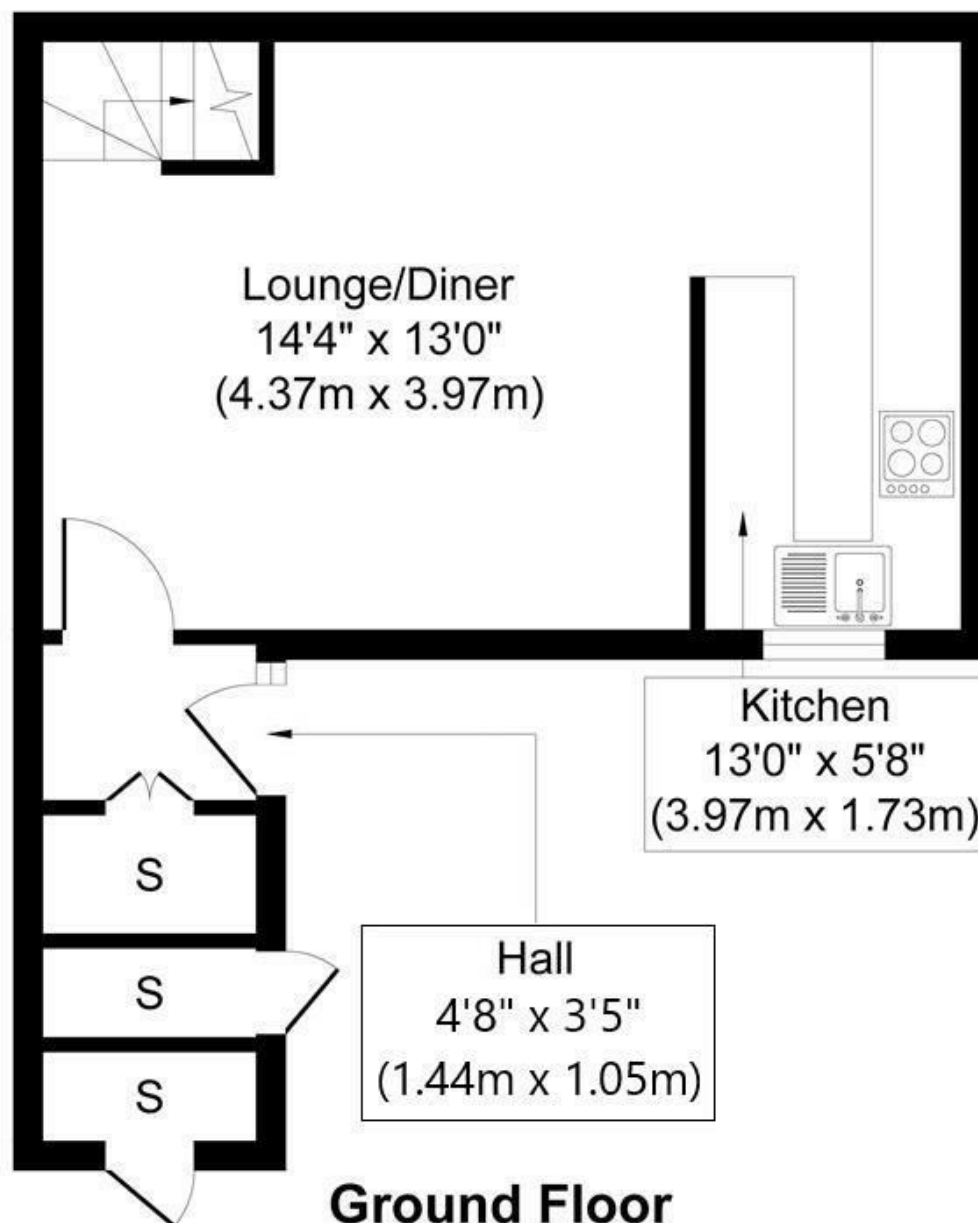
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

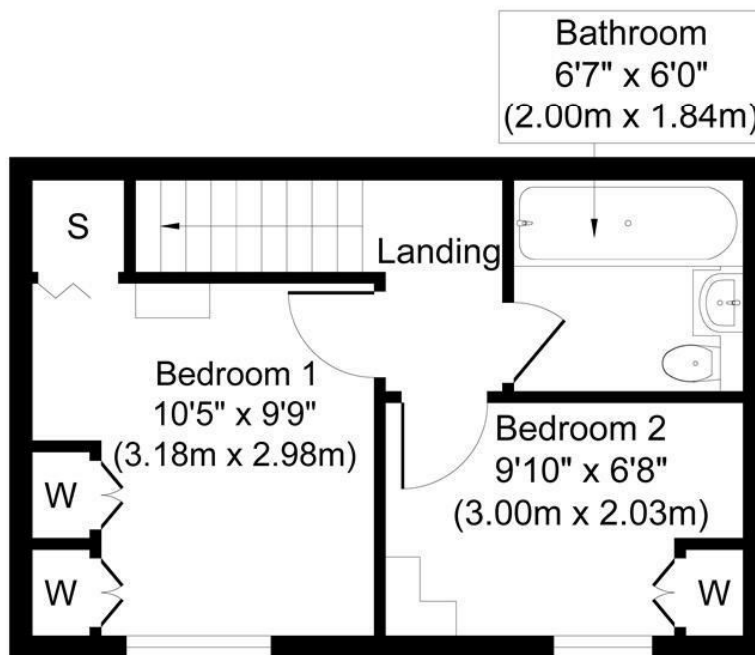




**Ground Floor**  
**Approximate Floor Area**  
**318 sq. ft**  
**(29.58 sq. m)**

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**  
**265 sq. ft**  
**(24.61 sq. m)**

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