

Park Row



Hall Close, Snaith, Goole, DN14 9LF

Offers Over £210,000



**** INVESTMENT OPPORTUNITY ** CUL-DE-SAC LOCATION **** Situated in Snaith, this semi-detached bungalow house briefly comprises: Hall, Lounge, Kitchen Diner, two bedrooms and Shower room. Externally, the property has a garage with off street parking with a garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Located in the popular market town of Snaith, this semi-detached bungalow offers comfortable and practical accommodation, making it an excellent choice for a variety of buyers.

The property comprises a welcoming lounge, a separate kitchen/diner with doors opening onto the west-facing rear garden, two well-proportioned bedrooms and a shower room. The layout is both functional and easy to maintain, providing a comfortable home ready to enjoy.

Outside, the property benefits from off-street parking, a garage and an enclosed rear garden, which is mainly laid out lawn with a paved seating area—an ideal spot to sit and enjoy the afternoon and evening sun.

Snaith is a well-regarded market town offering a range of everyday amenities, including local shops, cafés, pubs, schools and healthcare facilities. With excellent road links via the M62 and a railway station providing connections to Leeds, Hull and beyond, the town combines the convenience of modern amenities with the charm of a friendly community.

GROUND FLOOR ACCOMMODATION

Hall

4'0" x 3'1" (1.22m x 0.96m)

Lounge

19'1" x 11'1" (5.82m x 3.38m)

Kitchen Diner

18'8" x 10'7" (5.71m x 3.24m)

Bedroom One

15'11" x 10'6" (4.86m x 3.22m)

Bedroom Two

11'1" x 10'11" (3.38m x 3.35m)

Bathroom

7'5" x 6'0" (2.27m x 1.85m)

EXTERIOR

Front

Driveway with lawned area

Rear

Garden with paved seating area.

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 follow the road to the mini roundabout and take the second exit onto Sherburn Terrace

and then take the first left onto Court Road and take the second exit onto The Parkway and then at the end of the street turn right onto South Parkway until turning left onto Hall Close, the property can be clearly identified by our Park Row Properties 'For Sale' board.

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 of Yorkshire County Council

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: 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

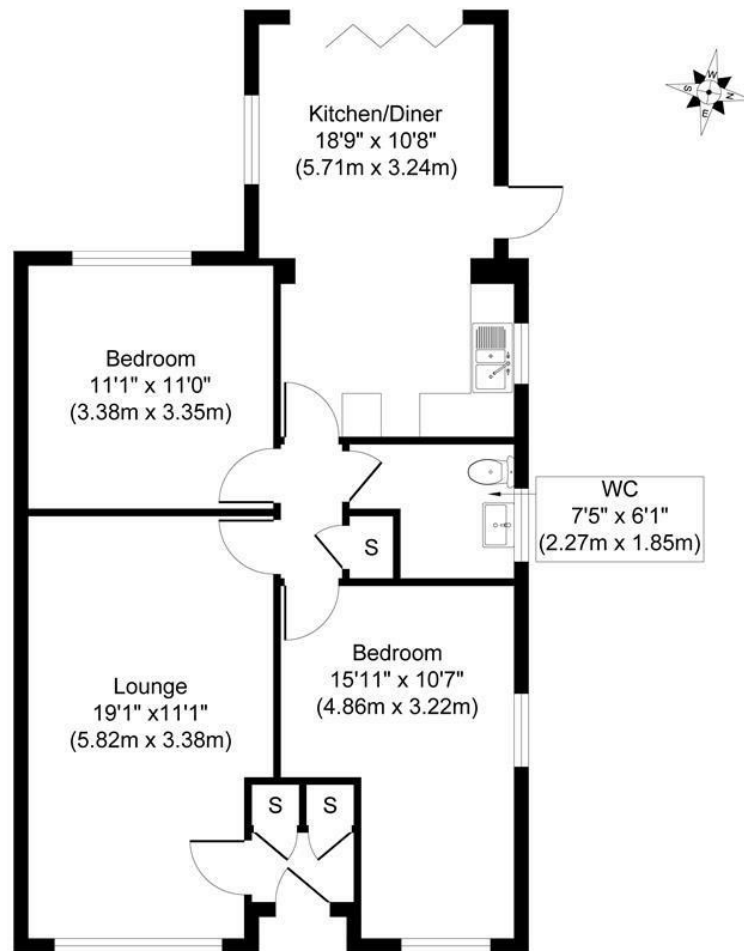
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Approximate Floor Area
777 sq. ft
(72.18 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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