Park Rôw



George Street, Snaith, Goole, DN14 9HZ

Offers Over £210,000

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** GROUND FLOOR EN-SUITE ** MARKET TOWN LOCATION ** Situated in the popular market town of Snaith, bustling with independent local businesses and within short walking distance of the train station and town centre. This mid-terrace property briefly comprises: Lounge, Kitchen Area, Utility, Bedroom and Ensuite with a Cellar on the lower ground floor. To the first floor are to additional bedrooms and Shower Room. The property also benefits low maintenance garden, Garage/Workshop 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'


















Norton










DREAM


DREAM









PROPERTY OVERVIEW

This charming home offers spacious and versatile accommodation that is ideal for first-time buyers, growing families or those seeking multi-generational living.

The impressive open-plan kitchen and lounge creates a welcoming space for both everyday living and entertaining. The high ceilings enhance the sense of space, while the open connection through to the lounge ensures a sociable layout throughout. The lounge is full of personality and character, featuring an attractive working fireplace that provides a cosy focal point and complements the property's traditional charm. The ground floor also benefits from a generously sized bedroom with its own en-suite shower room, offering excellent flexibility for guests, independent family members or those requiring single-level living. Further enhancing the accommodation is a cellar complete with lighting and heating, creating a highly usable additional space that could suit a variety of needs, from storage and hobbies to a home office or gym. Upstairs, the spacious principal bedroom continues the property's characterful theme, boasting an attractive fireplace feature and ample room for furnishings. A large family bathroom serves the first floor, providing plenty of space for a busy household.

To the rear, the property enjoys a private and enclosed garden that has been thoughtfully arranged for low-maintenance enjoyment. A paved patio area provides the perfect setting for outdoor dining.

The property enjoys a highly convenient town centre position within the historic market town of Selby. A wide range of shops, supermarkets, cafés, restaurants and leisure facilities are all within easy reach, along with excellent transport connections including Selby train station, offering links to Leeds, York and beyond. Combining character, versatility and modern-day convenience, this attractive home presents an excellent opportunity for a variety of buyers looking to enjoy all the benefits of town centre living.

LOWER GROUND FLOOR ACCOMMODATION

Cellar
12'5" x 6'4" (3.80m x 1.94m)

GROUND FLOOR ACCOMMODATION

Lounge
15'1" x 12'5" (4.61m x 3.80m)

Kitchen Area
12'0" x 11'10" (3.67m x 3.61m)

Utility
7'2" x 6'5" (2.20m x 1.96m)

En-Suite Shower Room
6'5" x 3'10" (1.96m x 1.17m)

Bedroom
9'6" x 9'0" (2.92m x 2.75m)

FIRST FLOOR ACCOMMODATION

Bedroom
19'1" x 14'9" (5.83m x 4.50m)

Bedroom
12'1" x 9'3" (3.69m x 2.83m)

Shower Room
11'8" x 6'9" (3.56m x 2.08m)

EXTERIOR

Front
To the front is an enclosed brick yard with access to public footpath.

Rear
To the rear is a covered, paved seating area and lawn, shed and garage. there is a further two parking spaces available subject to a nominal annual payment to the George Street Residents Committee, this is exclusive to the residents and allows parking via gated access through the Station car park and the spaces are directly in front of the Garage.

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 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

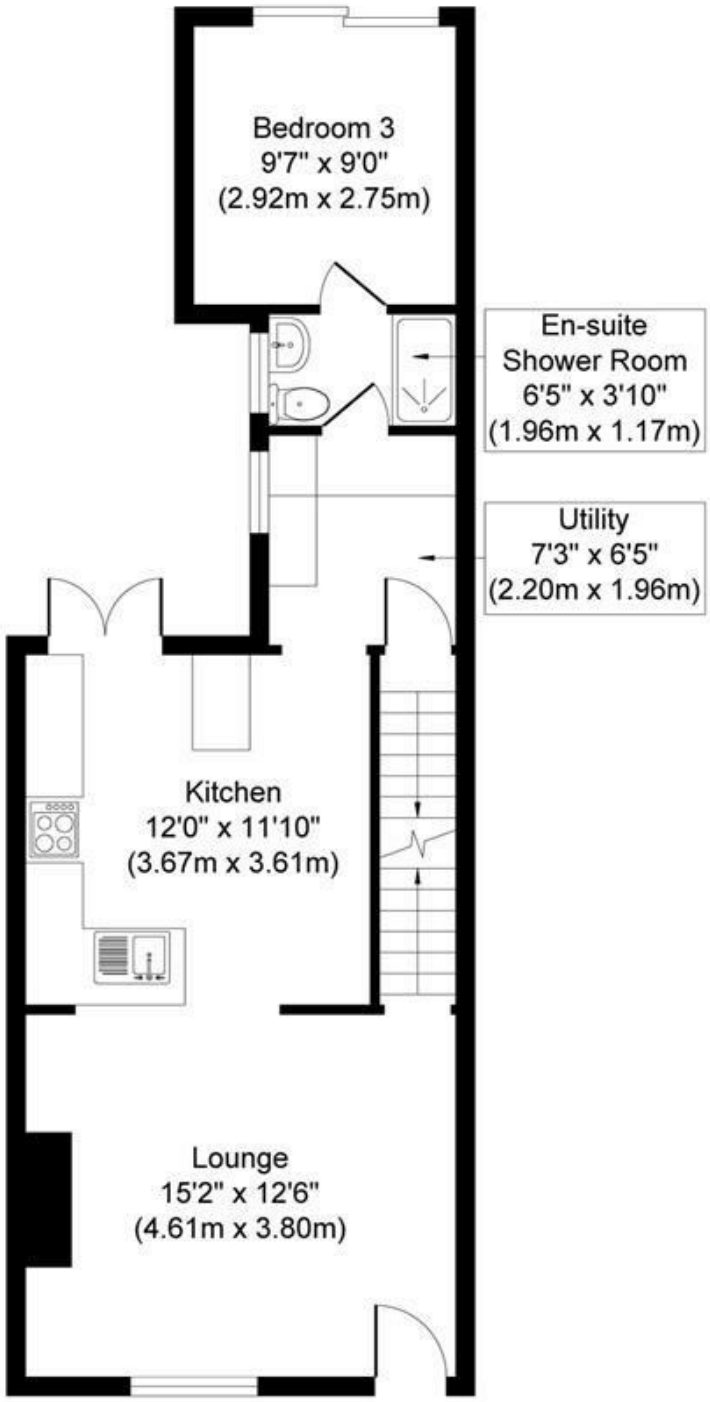
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and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

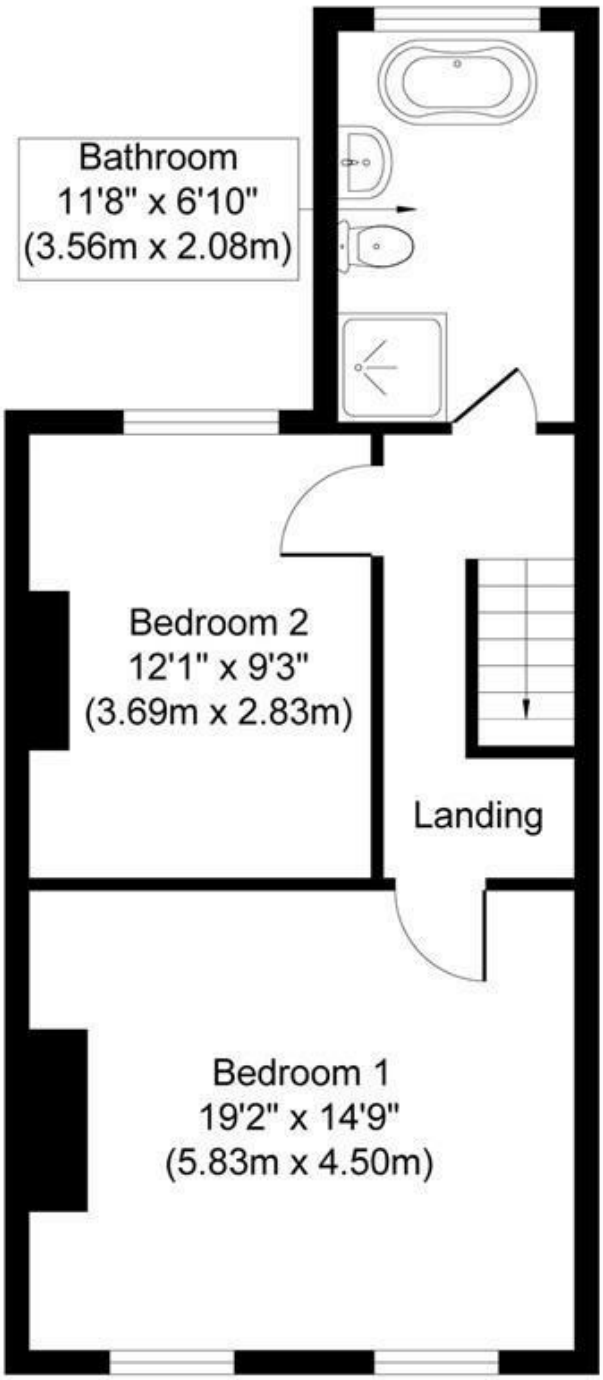
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



Ground Floor
Approximate Floor Area
531 sq. ft
(49.34 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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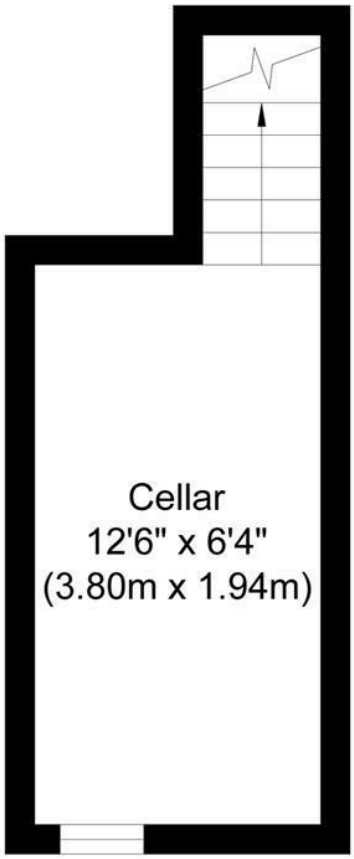
First Floor
Approximate Floor Area
438 sq. ft
(40.66 sq. m)

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Cellar
Approximate Floor Area
93 sq. ft
(8.62 sq. m)

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