

Park Row



Treeton Road, Howden, Goole, DN14 7GG

Offers Over £150,000

****STRICTLY BY APPOINTMENT ONLY****

**** APPROXIMATELY THREE ACRES ** OUTBUILDINGS ** PADDOCKS **** Situated in the Market and Minster town of Howden, this plot currently comprises of two outbuildings with further paddocks and pond beyond. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PLOT 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'**



Set in approximately three acres with outbuildings, paddocks and pond.

Front

Shared access lane with double metal vehicular and pedestrian gates giving access onto the plot itself.

Outbuilding One

74'4" x 47'9" (22.68m x 14.56m)



Concrete framed blocked building with corrugated roof. Roller shutter door and pedestrian access door. The building also has power.



Outbuilding Two

36'8" x 15'4" (11.20m x 4.69m)

Concrete and steel framed workshop with corrugated roof. Roller shutter door and pedestrian side door.

Rear



Access gate giving access onto hardstanding. Beyond leads to paddock with post rail fencing. Further access gate giving access to the Pond area, boundaries are defined by hedging.

Directions

From our branch on Pasture Road in Goole, head towards Fifth Avenue and at the mini roundabout, take the first exit onto Centenary Road. Take a right onto Airmyn Road/A614 which then changes into Boothferry Road. At the next two roundabouts, continue to stay on Boothferry Road/A614. Before the next roundabout, turn right onto the track leading to the plot.

HEATING & 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.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.