

Park Row



Penny Park, Snaith, Goole, DN14 9GW

Offers Over £230,000



****OWNED SOLAR PANELS**NO ONWARD CHAIN**** Situated in Snaith this property briefly comprises: Hall, Ground Floor W.C, Lounge, Kitchen Diner. To the first floor are three bedrooms and a family Bathroom. Externally the property benefits from off street parking, and an enclosed rear garden. **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'**











PROPERTY OVERVIEW

Situated in the popular town of Snaith, this beautifully presented home offers spacious and modern living accommodation throughout, this property is ideally suited to a range of buyers, including families, first-time buyers, and professionals.

The ground floor features a welcoming entrance, a useful W.C, a generous lounge, and a stylish kitchen diner providing the perfect hub for modern family life. The kitchen diner benefits from patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living and creating an excellent space for entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The accommodation is complemented by excellent external features, including off-street parking, a side gate providing easy access to the rear garden, and a fitted EV charging point.

The enclosed rear garden is a particular highlight, offering a well-maintained outdoor space with a lawned area and a paved seating area, ideal for relaxing or entertaining. The east-facing aspect allows the garden to enjoy plenty of natural daylight, while external power sockets add further practicality for outdoor use.

Further benefits include a fully owned solar panel system, providing an energy-efficient addition to the home and offering potential savings on energy costs for the new owner.

Snaith is a popular and well-regarded market town offering a fantastic range of local amenities, including independent shops, cafés, restaurants, schools, and everyday conveniences. The town benefits from a strong community feel and excellent transport links, providing easy access to Goole, Selby, Doncaster, and York.

GROUND FLOOR ACCOMMODATION

Hall

10'8" x 3'6" (3.27m x 1.08m)

Ground Floor W.C

5'4" x 3'2" (1.63m x 0.97m)

Lounge

14'5" x 11'9" (4.40m x 3.60m)

Kitchen Diner

15'2" x 8'6" (4.63m x 2.61m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'0" x 8'0" (3.98m x 2.46m)

Bedroom Two

9'6" x 8'0" (2.91m x 2.45m)

Bedroom Three

6'6" / 160'9" x 6'10" (2/49m x 2.10m)

Bathroom

6'10" x 5'6" (2.10m x 1.70m)

EXTERIOR

Front

Off street parking and path leading to pedestrian access gate into:

Rear

Lawned enclosed rear garden with paved 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. Take the second exit at the mini roundabout onto Pontefract Road past Snaith High School. Turn left onto Howard Street and then take the first right onto Penny Park where 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 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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

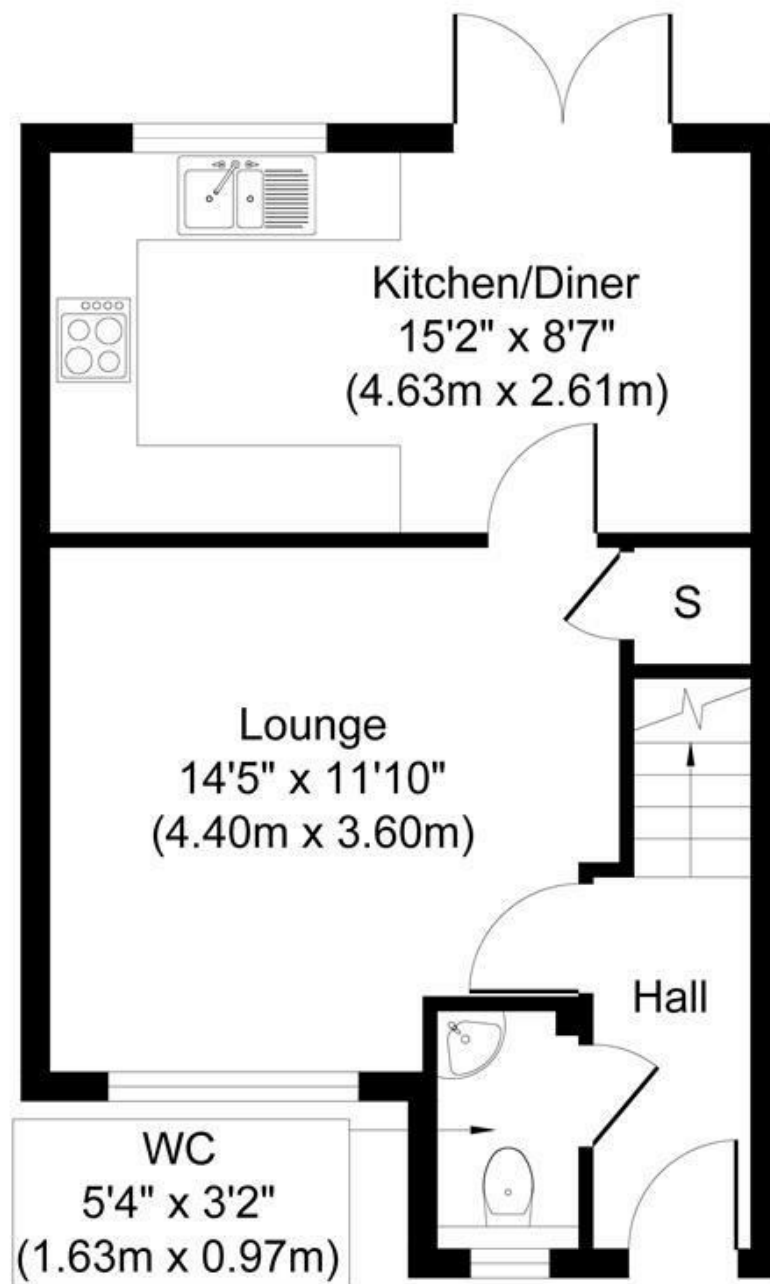
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

AML Fee

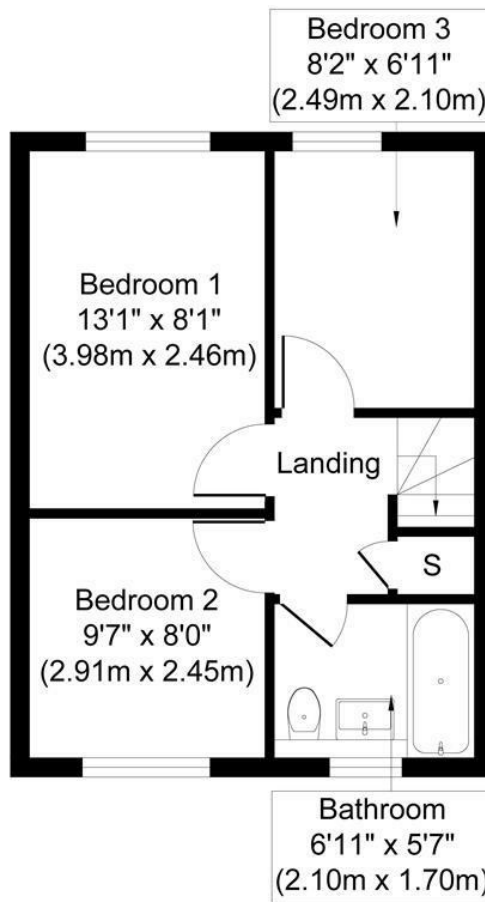
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Ground Floor
Approximate Floor Area
355 sq. ft
(32.95 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
314 sq. ft
(29.21 sq. m)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

