Park Rôw



Fairfield Avenue, Carlton, Goole, DN14 9FP

Offers Over £325,000

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** POTENTIAL FIVE BEDROOMS ** GARAGE ** Situated in the village of Carlton, this detached family home briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen Diner, Bedroom Five/Dining Room. The First Floor offer four bedrooms, one with en-suite and Family Bathroom. Externally the property benefits from lawned section to the front and south-facing rear garden with the additional benefit of garage and off street parking. VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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'.



















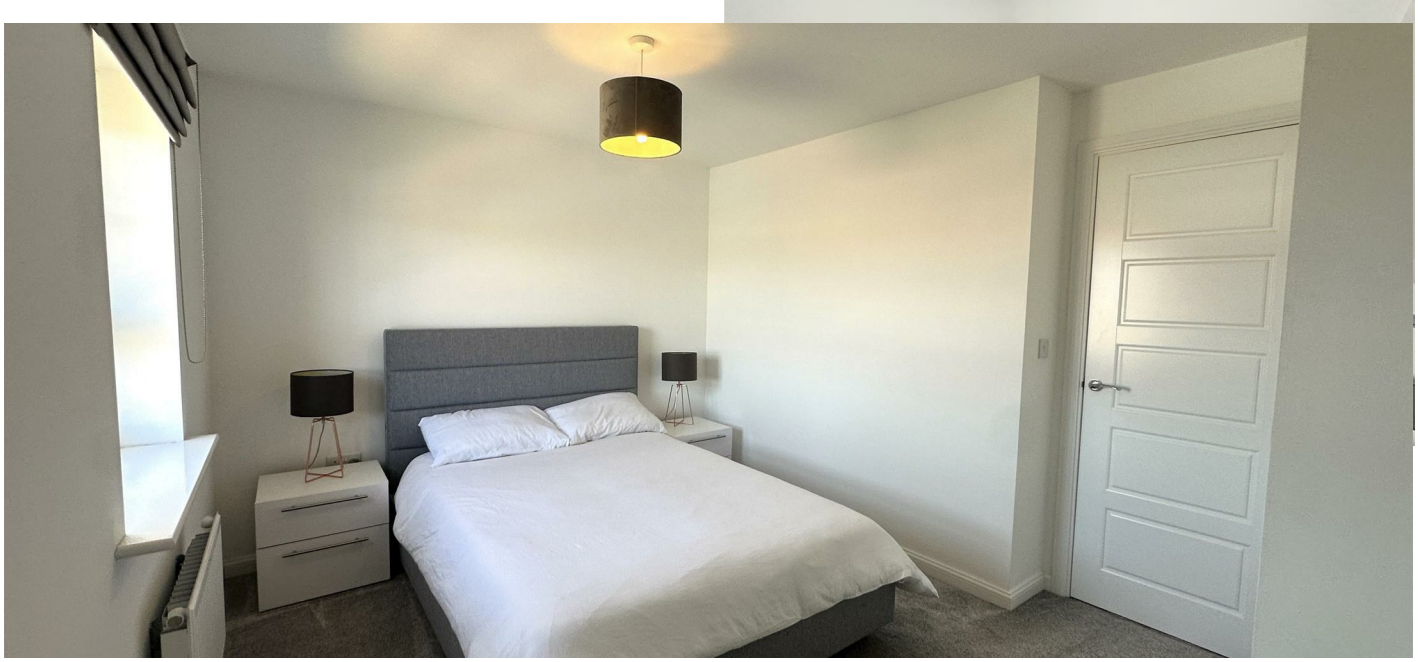

















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PROPERTY OVERVIEW

Occupying a generous corner plot within the popular village of Carlton, this beautifully presented detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Ready to move straight into, the property provides flexible living space, including the potential for a fifth bedroom by utilising the ground floor dining room, making it ideal for growing families, multi-generational living or those working from home.

At the heart of the home is a superb kitchen-diner thoughtfully designed with a stylish central island that creates the perfect space for everyday family life and entertaining. Both the kitchen-diner and the spacious lounge feature doors opening directly onto the fully enclosed, south-facing rear garden, allowing natural light to flood the home and creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom complete with an en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, providing ample accommodation for the whole family.

Outside, the attractive corner plot offers a private, south-facing rear garden, ideal for relaxing, alfresco dining and children's play. The property further benefits from a garage and off-street parking, adding to its practicality and appeal.

Carlton is a highly regarded village offering a welcoming community and an excellent range of local amenities, including a village shop, primary school, public house and recreational facilities. Ideally situated between nearby market towns of both Selby and Goole which provide a wider selection of shops, supermarkets, restaurants and leisure facilities, while excellent transport links via the M62 and A19 offer convenient access to Leeds, York, Hull and Doncaster. Combining village charm with superb connectivity, Carlton remains a sought-after location for families and commuters alike.

This is a fantastic opportunity to acquire a stylish and adaptable family home in a desirable village setting, offering generous living space, modern comforts and the flexibility to suit a variety of lifestyles.

GROUND FLOOR ACCOMMODATION

Hall
15'5" x 6'7" (4.70m x 2.02m)

Ground Floor w.c
5'5" x 2'9" (1.66m x 0.86)

Lounge
16'9" x 10'3" (5.12m x 3.13m)

Kitchen Diner
15'1" x 15'1" maximums (4.61m x 4.61m maximums)

Bedroom Five/Dining Room
10'9" x 9'8" (3.29m x 2.96m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom
15'1" x 10'2" (4.62m x 3.10m)

En-Suite
6'9" x 3'10" (2.07m x 1.18m)

Bedroom Two
14'10" x 10'3" (4.53m x 3.13m)

Bedroom Three
12'2" x 10'2" (3.72m x 3.10m)

Bedroom Four
7'5" x 7'1" (2.27m x 2.16m)

Bathroom
6'9" x 5'6" (2.08m x 1.70m)

EXTERIOR

Front
Predominately paid to lawn with herbaceous borders and pathway leading to entrance.

Rear
Laid to lawn with flagged patio area and fully enclosed. Pedestrian access gates leading to front and Garage.

Garage
Single garage and off street parking.

DIRECTIONS

From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Take a right onto Fairfield Avenue,where the property can be clearly located with our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold *
Local Authority: North Yorkshire County Council
Tax Banding: D

* Grounds maintenance for development annual payment

(£255.78 paid for 2026)

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: 4G

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.

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.

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:

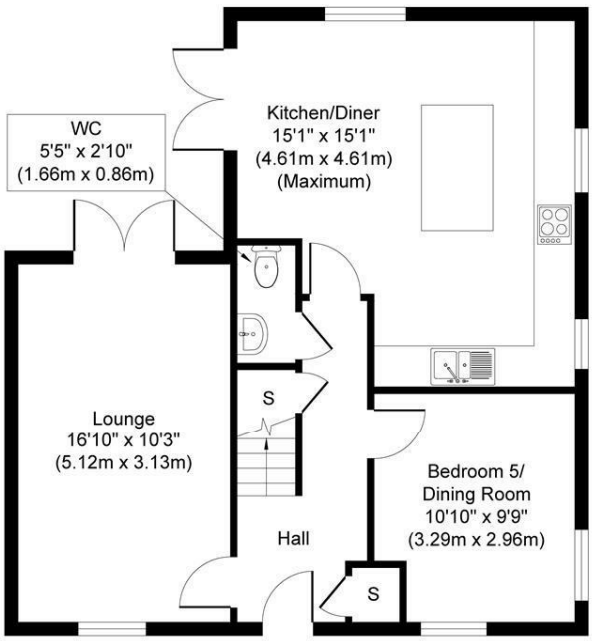
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.

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.



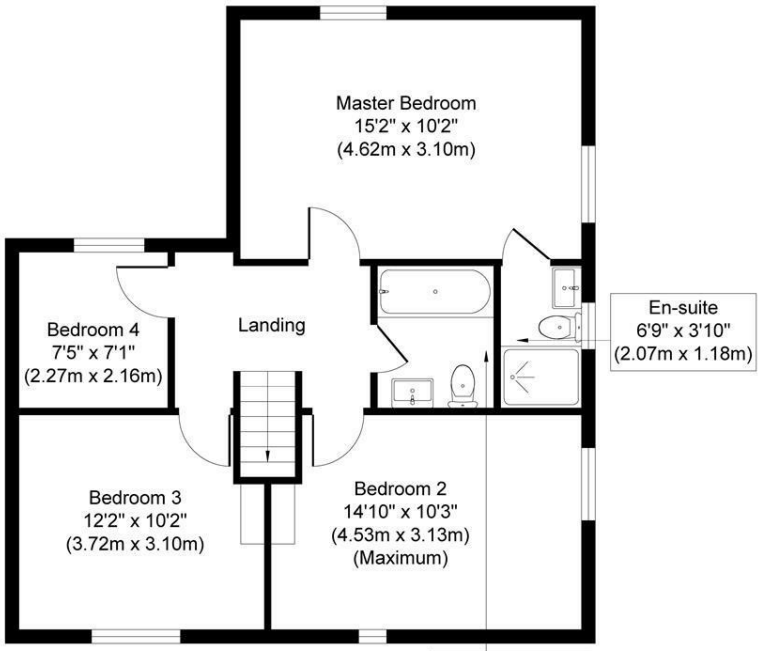
Ground Floor
Approximate Floor Area
661 sq. ft
(61.36 sq. m)

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
668 sq. ft
(62.01 sq. m)

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