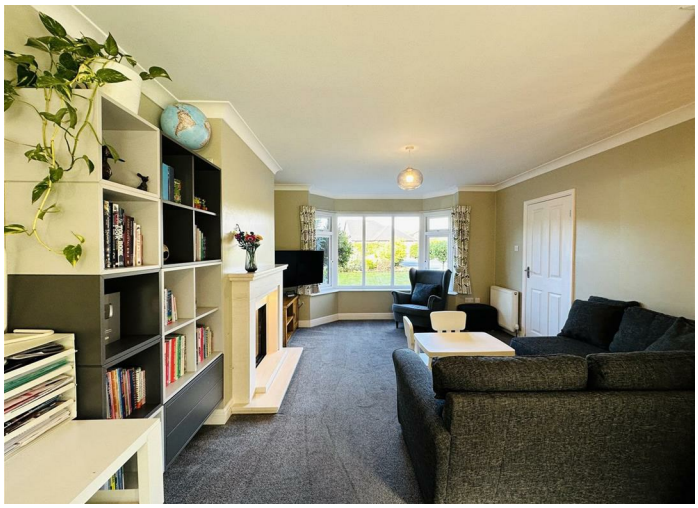
Park Rôw

Pinfold Street, Howden, Goole, DN14 7DD

Offers Over £280,000

3 1 1 C

** SOUTH EAST FACING REAR GARDEN ** GARAGE ** Situated in Howden, this family home briefly comprises: Hall, Lounge-Diner and Kitchen with Pantry. The first floor offers three bedrooms and family bathroom. Externally the property benefits from off street parking for multiple vehicles, garage and gardens to the front and rear; the rear being South-East facing. VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



PROPERTY OVERVIEW

Situated in the popular market town of Howden, this semi-detached family home offers well-proportioned accommodation, generous off-street parking and a garage, making it an excellent choice for families or those looking to move to a well-connected East Yorkshire location. The property combines practical living space with attractive outdoor areas, offering plenty of potential for buyers seeking a comfortable home in a convenient setting.

The accommodation includes a fitted kitchen benefiting from a useful pantry, providing valuable additional storage, alongside a welcoming living space and three bedrooms. Two of the bedrooms are doubles, with one further enhanced by fitted wardrobes, offering practical storage solutions. Externally, the property benefits from ample off-street parking, a garage and a south-east-facing rear garden, providing an appealing outdoor space to enjoy the morning and daytime sunshine.

Howden is a sought-after market town known for its historic character, attractive town centre and range of independent shops, cafés, pubs and everyday amenities. The town also offers local schools, leisure facilities and a railway station, with convenient access to Goole, Selby and York, as well as the M62 motorway network for commuters travelling further afield. Combining a convenient location with practical accommodation and generous parking, this property presents an appealing opportunity for a variety of buyers.

GROUND FLOOR ACCOMMODATION

Entrance Hall
12'1" x 6'11" (3.70m x 2.12m)

Lounge Diner
25'5" x 12'10" (7.75m x 3.93m)

Kitchen
11'6" x 10'5" (3.53m x 3.19m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'6" x 12'1" (4.13m x 3.69m)

Bedroom Two
12'1" x 11'6" (3.69m x 3.53m)

Bedroom Three
8'9" x 7'11" (2.67m x 2.42m)

Bathroom
10'4" x 5'6" (3.17m x 1.68m)

EXTERIOR

Front
Ample off street parking with a garage, small lawn and shrubbed area.

Rear
Paved area, mostly laid to lawn, shrubbed area and gated access to rear public footpath.

DIRECTIONS

Leave our Goole office and proceed down Boothferry Road and over the railway crossing. At the crossroads turn right on to Airmyn Road. Continue straight ahead, At the roundabout continue straight ahead over Boothferry Bridge, at the roundabout turn left signposted A63 Selby. At the Knedlington crossroads turn right on to Kendlington Road. At the next set of crossroads turn left on to Pinfold Street. The property can be clearly identified by our Park Row Properties For Sale Board.

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 of Yorkshire
Tax Banding: C

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

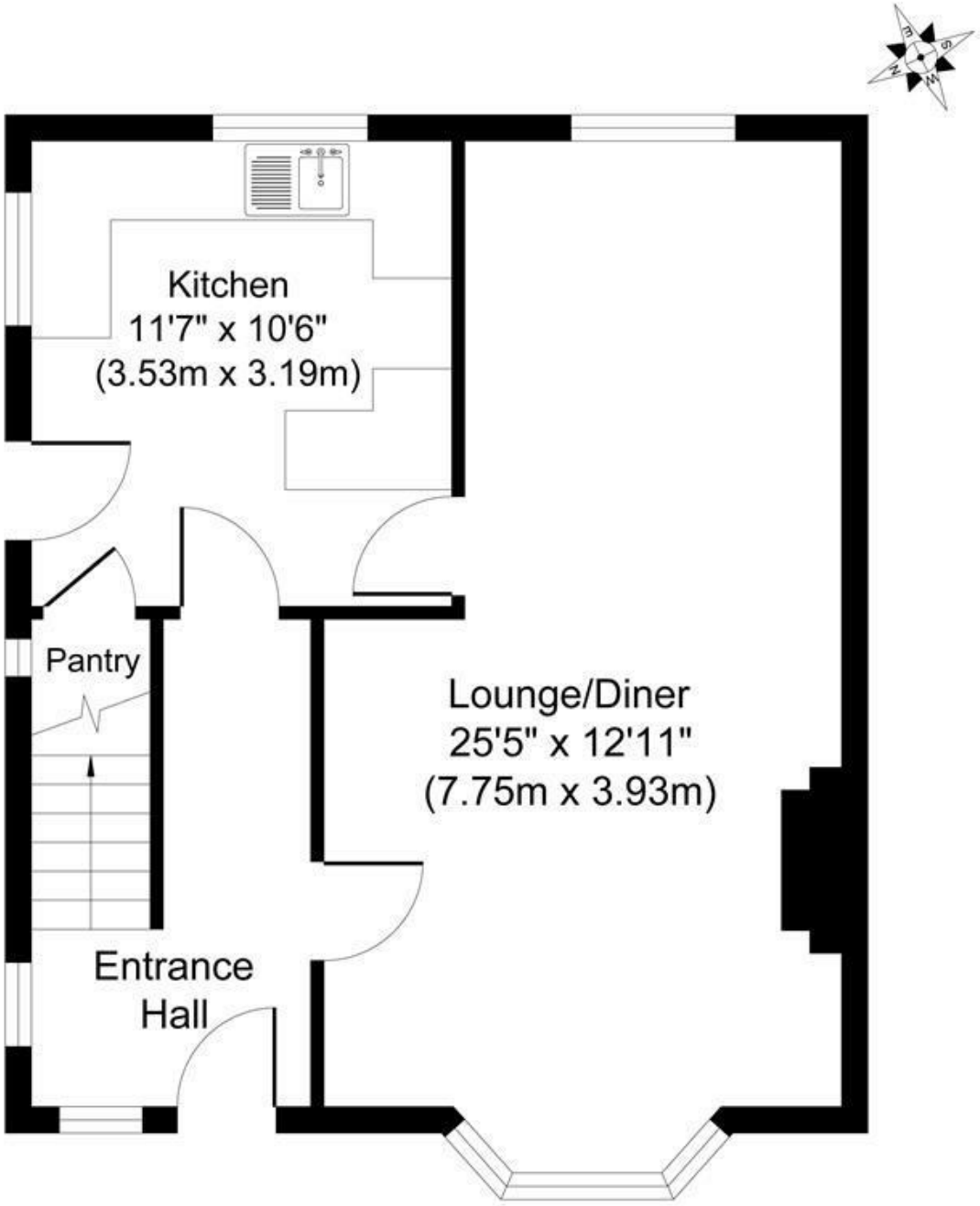
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and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

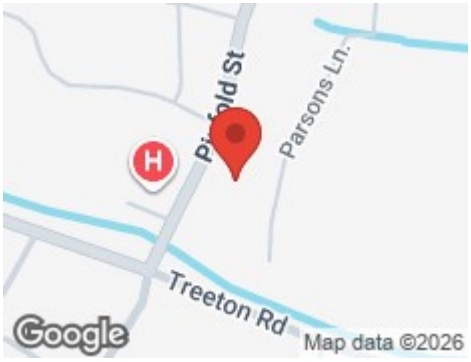
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

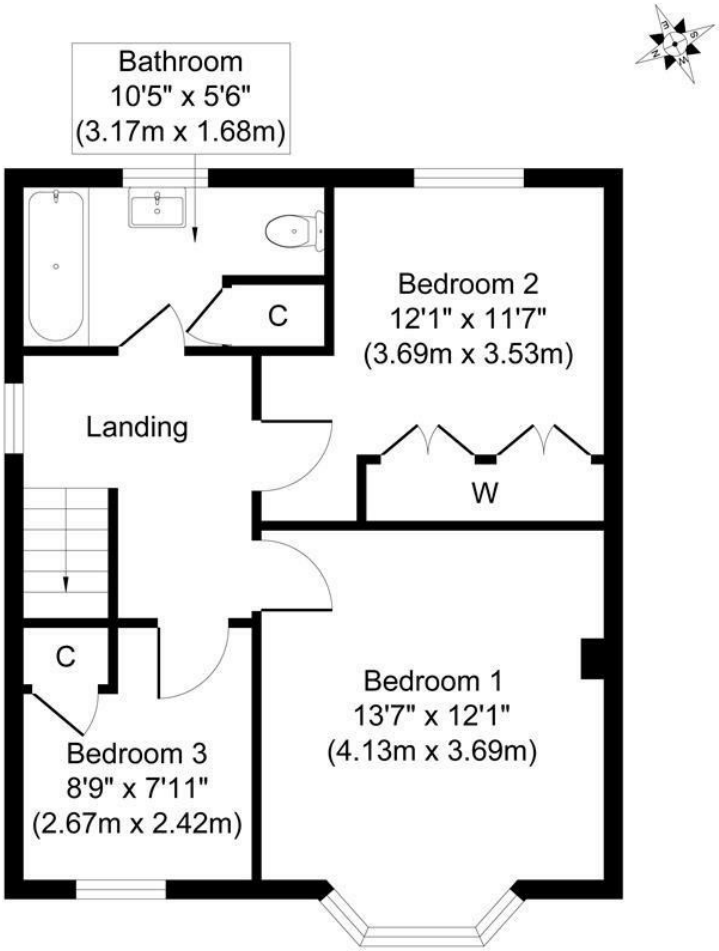
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



Ground Floor
Approximate Floor Area
494 sq. ft
(45.87 sq. m)

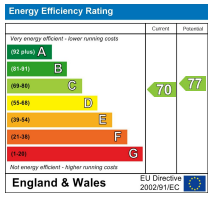
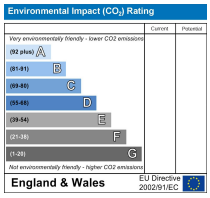
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.
Copyright V360 Ltd 2026 | www.houseviz.com





First Floor
Approximate Floor Area
494 sq. ft
(45.87 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.
Copyright V360 Ltd 2026 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk