Park Rôw



Pasture Road, Goole, DN14 6HE

Offers Over £80,000

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** NO ONWARD CHAIN ** OFF STREET PARKING ** Situated in Goole this terrace house briefly comprises: Hall, Lounge, Dining Room, Kitchen and Ground Floor w.c. To the first floor are two bedrooms and Bathroom. Externally the property has a south-east facing rear courtyard with off street parking an small storage building and ramp up to the rear door. VIEWING IS ESSENTIAL 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'





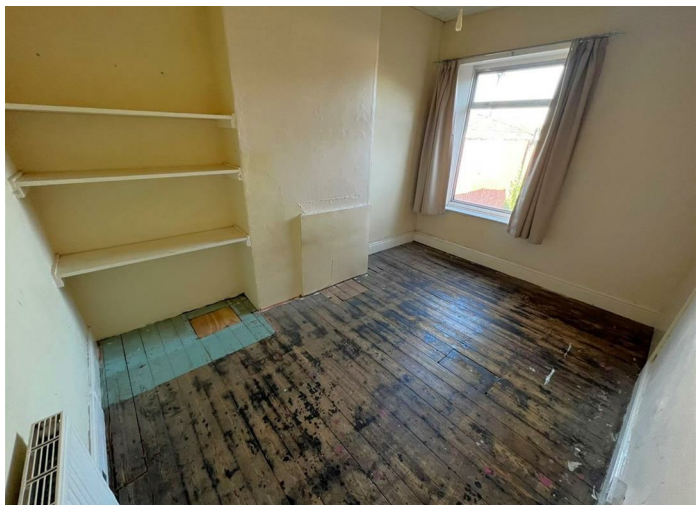








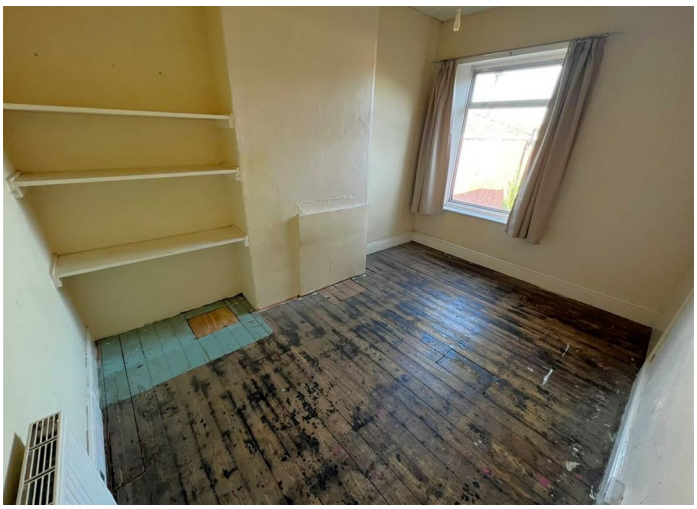


















PROPERTY OVERVIEW

This traditional mid-terrace property presents an excellent opportunity for renovation and would suit investors, first-time buyers or those looking to create a home to their own taste.

The ground floor has a useful kitchen with storage space while the two reception rooms provide flexible living accommodation, with space for relaxing, dining, entertaining or home working. Double patio doors lead from the dining room to the rear courtyard, creating a bright and practical living space with the first floor having two double bedrooms and a spacious bathroom.

Externally, the property benefits from a south-east facing courtyard with gated rear access providing potential off-street parking. A ramp leads from the patio doors down to the courtyard, and there is a useful outbuilding offering additional storage space.

The property is conveniently placed for a range of local shops, supermarkets, schools and leisure facilities. Goole also benefits from excellent transport links, with easy access to the M62 motorway providing straightforward connections to Hull, Leeds, York and the wider motorway network, making it an ideal location for commuters and those travelling across the region.

GROUND FLOOR ACCOMMODATION

Hall
10'10" x 2'10" (3.32m x 0.87m)

Lounge
11'10" x 11'0" (3.61m x 3.37m)

Dining Room
14'5" x 12'10" (4.40m x 3.93m)

Kitchen
9'3" x 8'6" (2.84m x 2.60m)

Ground Floor Toilet
8'5" x 2'2" (2.57m x 0.67m)

FIRST FLOOR ACCOMMDATION

Landing

Bedroom One
14'5" x 11'10" (4.40m x 3.63m)

Bedroom Two
12'11" x 9'2" (3.96m x 2.81m)

Bathroom
11'11" x 8'6" (3.65m x 2.61m)

EXTERIOR

Front
Onto the pedestrian footpath.

Rear
South-east facing rear which benefits from gated rear access, providing off-street parking. There is also a useful outbuilding at the rear of the property, offering additional storage space with a ramp upto the rear doors.

DIRECTIONS
Leaving our Goole office, turn right to head down Pasture Road. Continue down and on the right side of the road the property will be clearly identified by the Park Row Properties 'For Sale' board.

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.

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.

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 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

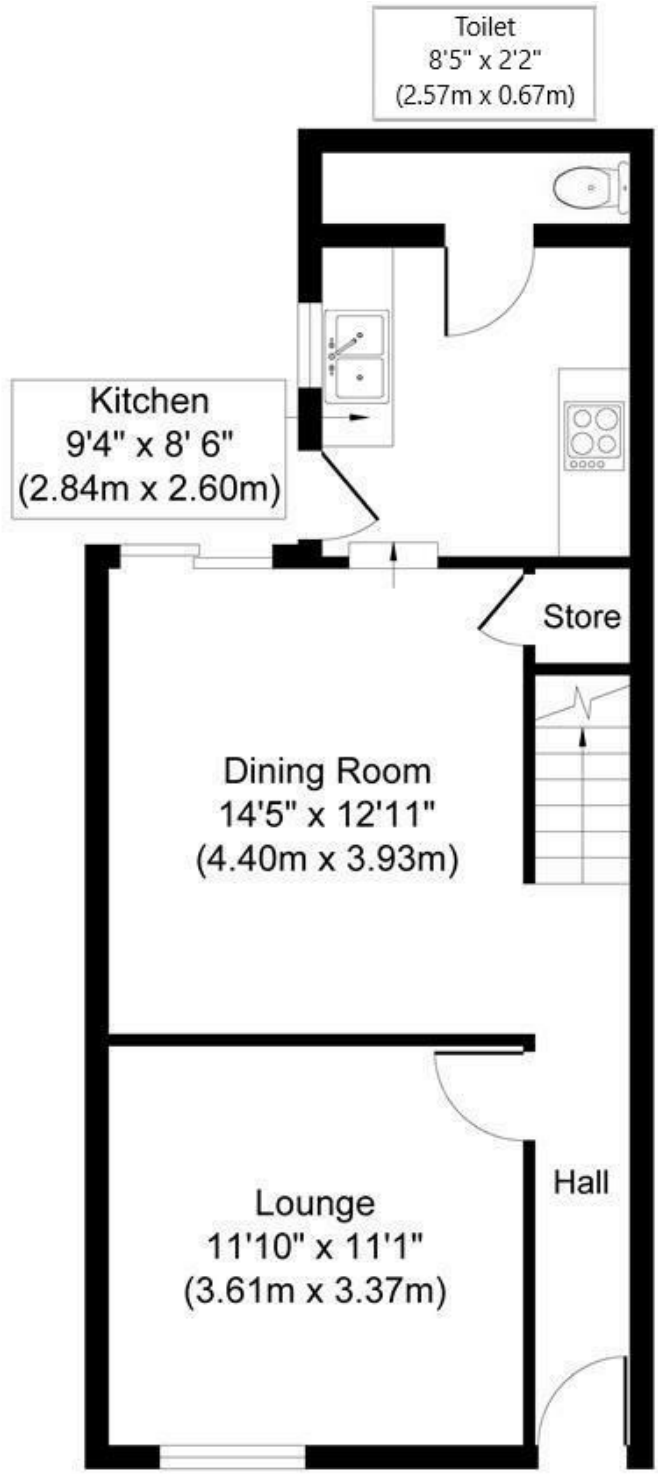
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and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



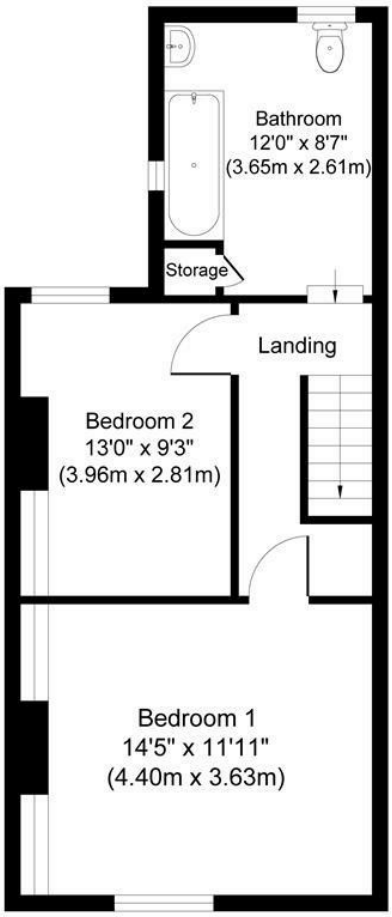
Ground Floor
Approximate Floor Area
449 sq. ft
(41.67 sq. m)

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
449 sq. ft
(41.68 sq. m)

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