

Park Row



Ousefleet, Goole, DN14 8HR

Offers Over £180,000



**** VILLAGE LOCATION ** SINGLE GARAGE **** Situated in the village of Ousefleet, within close proximity of a nature reserve, this property briefly compromises: Hall, Lounge Diner, Conservatory, Kitchen, two bedrooms and Shower Room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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 Summary

Welcome to this charming two bedroom detached bungalow nestled in the village of Ousefleet. The property boasts a spacious lounge-diner that effortlessly extends into a bright conservatory—ideal for relaxing or family gatherings. Complementing this is a separate kitchen, perfect for cooking. Outside, you'll appreciate the convenience of a single garage and ample off-street parking available for multiple cars. The fully enclosed rear garden provides a private oasis for entertaining or simply unwinding in your own outdoor haven.

GROUND FLOOR ACCOMMODATION

Hallway

22'3" x 4'0" (6.80m x 1.22m)

Kitchen

14'7" x 7'9" (4.47m x 2.37m)

Lounge Diner

23'0" x 11'8" (7.02m x 3.57m)

Conservatory

11'4" x 8'5" (3.47m x 2.58m)

Bedroom One

11'5" x 10'7" (3.48m x 3.25m)

Bedroom Two

10'7" x 8'1" (3.25m x 2.47m)

Shower Room

10'7" x 5'9" (3.25m x 1.77m)

EXTERIOR

Front

Off street parking for multiple vehicles and access to the Garage and well-kept lawned areas flowing through to:

Rear

Lawned garden with patio area and giving spectacular views overlooking fields.

Directions

From our Park Row office head towards First Avenue and turn left at the traffic lights onto Boothferry Road, then turn right onto Mariners Street. Keep right and continue on Coronation Street then continue onto Lower Bridge Street and onto Bridge Street. Bridge Street turns left and then turns into Swinefleet Road. Once in Swinefleet turn left at the mini roundabout then after 100metres turn right onto Reedness road, follow this road through the villages of Reedness and Whitgift then into the village of Ousefleet. The property can be clearly identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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: Oil

Sewerage: Cesspit

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.

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 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.

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

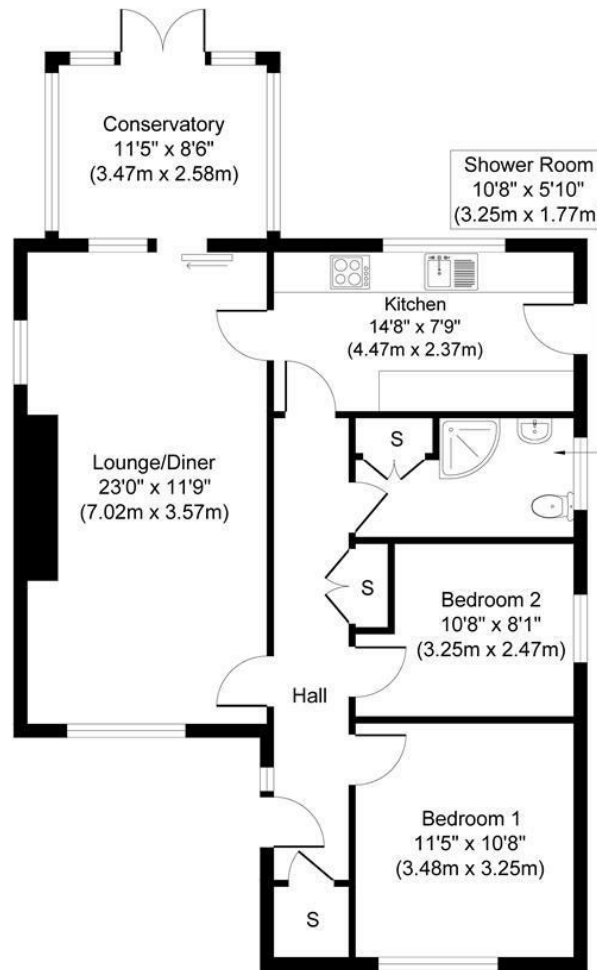
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480







Approximate Floor Area
875 sq. ft
(81.28 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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