

Park Row



Carr Lane, Goole, DN14 6LZ

Offers Over £325,000



****SOLAR PANELS**ALL DOUBLE BEDROOMS**OFFICE / GYM**** Situated in Goole this property briefly comprises: Garden Room, Kitchen, Dining Room and Lounge. To the First Floor are four bedrooms, an En Suite and Bathroom. Externally the property benefits from garden and parking to the front and parking, garden and outbuildings to the rear. Extension could be used as its own separate annexe. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS LOVELY HOME. 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'**











GROUND FLOOR ACCOMMODATION

Rear Entrance Door

One and a half door uPVC double glazed panels to the rear elevation leading into the:

Garden Room

12'10" x 9'7" (3.92m x 2.94m)



Open aspect ceilings, uPVC double glazed windows the side and rear elevations, slate tile flooring and storage cupboard. Central heating radiator, television point, exposed brick work and aperture flowing through into the:

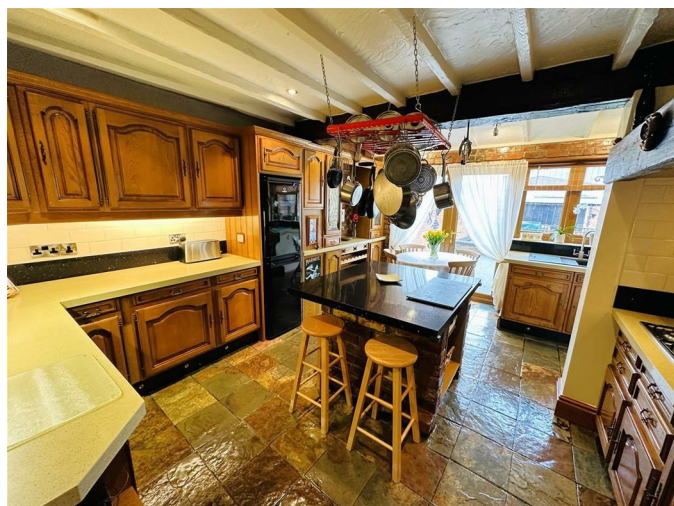
Breakfast Kitchen

16'4" x 12'3" (4.98m x 3.74m)



Range of timber base and wall units with brass handles. Single bowl granite effect sink and drainer with brushed chrome mixer tap over set into granite work surface and upstand. Integrated appliances include; brushed steel electric oven, four ring gas hob with electric extractor fan over benefiting from downlighting, wine rack and dishwasher. UPVC double glazed patio doors and window to the rear elevation, beams to ceiling, two central heating

radiators and slate tiled flooring. Timber doors leading into the:



Inner Hall

15'5" x 5'9" (4.70m x 1.76m)



Stairs leading to First Floor Accommodation with balustrade and spindles, uPVC double glazed window to the side elevation, central heating radiator, telephone point and bricked arched aperture flowing into the:

Dining Room

10'9" x 10'3" (3.28m x 3.13m)



UPVC double glazed bow window to the front elevation, central heating radiator and further bricked arched aperture into the:



Lounge

14'6" x 10'4" (4.43m x 3.16m)



Gas coal effect stove inset to bricked fireplace with side alcoves, timber inset mantle and herringbone bricked hearth. UPVC double glazed window to the front elevation, central heating radiator and telephone point.



FIRST FLOOR ACCOMMODATION

Landing



UPVC double glazed window to the rear elevation, Mitsubishi air conditioning unit, loft access, roof lantern and built in wardrobe with sliding doors. Two central heating radiators and doors leading off.

Bedroom One 11'7" x 9'3" (3.54m x 2.84m)



UPVC double glazed window to the front elevation, television point, central heating radiator and aperture flowing through into the:



Dressing Room

10'7" x 8'6" (3.25m x 2.60m)



Range of built in wardrobes, uPVC double glazed window to the front elevation, central heating radiator and feature exposed brick wall. Door leading into the:

En Suite

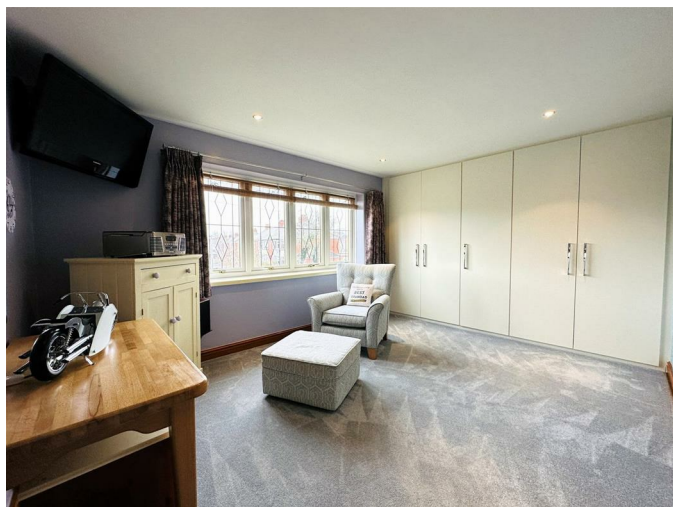
6'11" x 5'1" (2.11m x 1.57m)



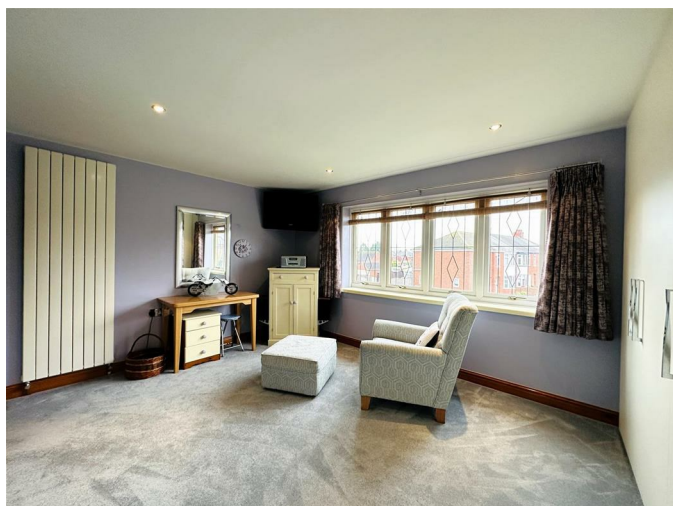
Chrome trimmed shower cubicle with Mira white and chrome shower and extractor. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white vanity unit. Chrome heated towel rail, exposed feature brick wall, the rest of the room is tiled to ceiling height and tiles to floor with under floor heating. UPVC double glazed frosted bow window to the rear elevation.

Bedroom Two

14'11" x 10'3" (4.55m x 3.14m)



Built in wardrobes, uPVC double glazed to the front elevation, television point and contemporary wall mounted central heating radiator.



Bedroom Three

10'10" x 10'4" (3.31m x 3.15m)



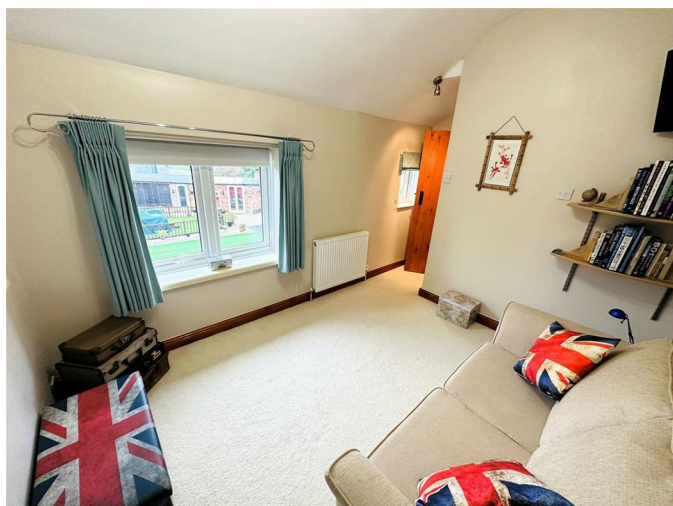
UPVC double glazed to the front elevation, television point and central heating radiator.

Bedroom Four

13'2" x 8'9" (4.02m x 2.69m)



Storage cupboard, two uPVC double glazed windows to the rear elevation, central heating radiator and television point.



Bathroom

12'9" x 6'5" (3.89m x 1.96m)



White oversized oval bath inset to tiled surround with chrome mixer tap to wall. Separate shower cubicle with chromed trimmed door and chrome shower over tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white high gloss vanity. Chrome heated towel rail, extractor, uPVC double glazed frosted window to the rear elevation, the room is tiled on all walls and tiles to floor with underfloor heating.



Garage

16'3" x 11'10" (4.97m x 3.63m)



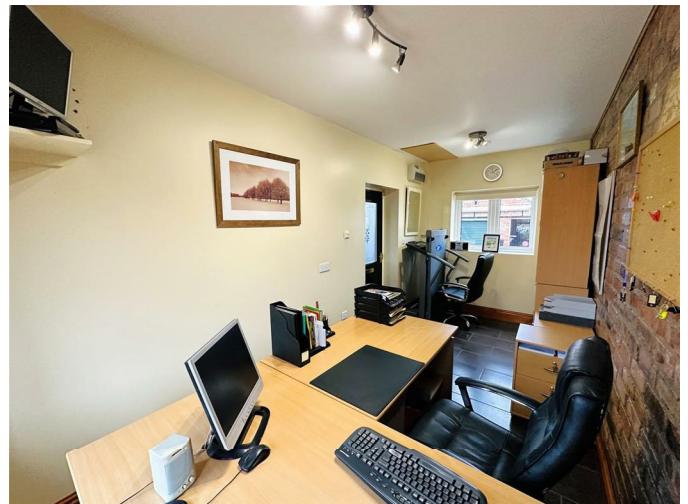
UPVC door with top section having double glazed frosted panels and uPVC double glazed window to the front elevation. Timber double pedestrian and vehicular access doors and separate pedestrian door to the rear elevation. UPVC double glazed window to the side elevation. Panel effect door with top section having double glazed panel leading into the:

Office / Gym

16'2" x 7'2" (4.94m x 2.19m)



UPVC double glazed bow window to the front elevation and uPVC double glazed window to the rear elevation. Exposed brick feature wall, tiled flooring with underfloor heating and telephone point. Control point for external CCTV.



EXTERNAL

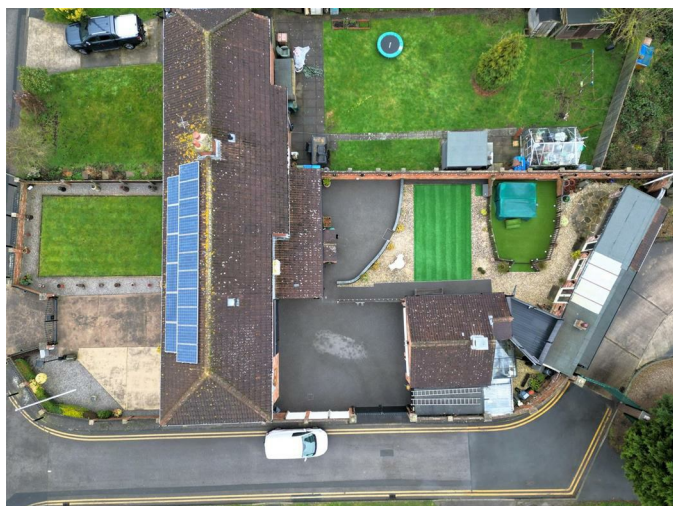
Front



Twin outside lamps, pathway running along the front, lawned garden and decoratively stoned border. Fully enclosed with brick wall, coping and decorative wrought iron metal work. Electric wrought iron decorative vehicular access gates with remote control. Timber pedestrian access gate leading to the:

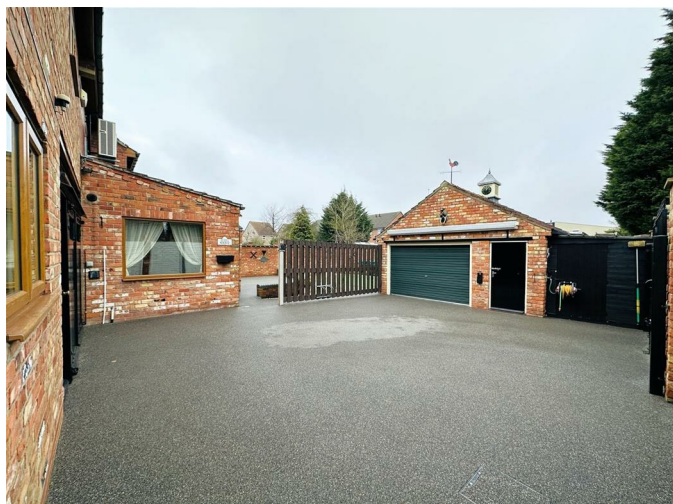


Side



Further timber pedestrian access gate leading into the:

Rear



Outside lamps, electrical points, decorative lighting, pedestrian vehicular access gates leading onto the resin driveway and separate brick built garage with pedestrian access door and electric vehicular roller door. In the garage is a utility area, plumbing for washing machine, sink with hot water heater, timber framed window to the side elevation and aperture flowing into separate workshop area with power. Outside taps and resin patio area with dwarf walls stepping down to second tier with artificial grass and decorative stoned borders. Resin pathway continuing to the bottom of the garage. Further raised artificial grass patio area, brick built outhouses currently used as bar area and summer house. Outside toilet and greenhouse. Ladder going up into a composite decked sun terrace. Fully enclosed with brick wall, timber fence and gates.





DIRECTIONS

Leave our Goole Office and proceed down Pasture Road towards Centenary Road. At the mini roundabout continue straight ahead on to Westfield Avenue, proceed straight ahead. Continue onto Rutland Road. At the end of the street, take a right and then quick left onto Carr Lane.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: 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.

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.

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.

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

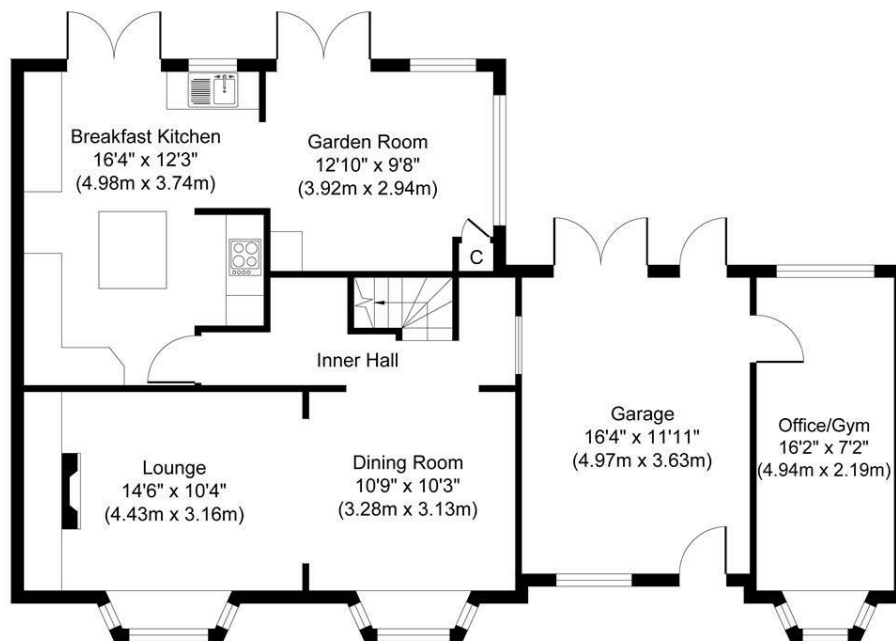
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

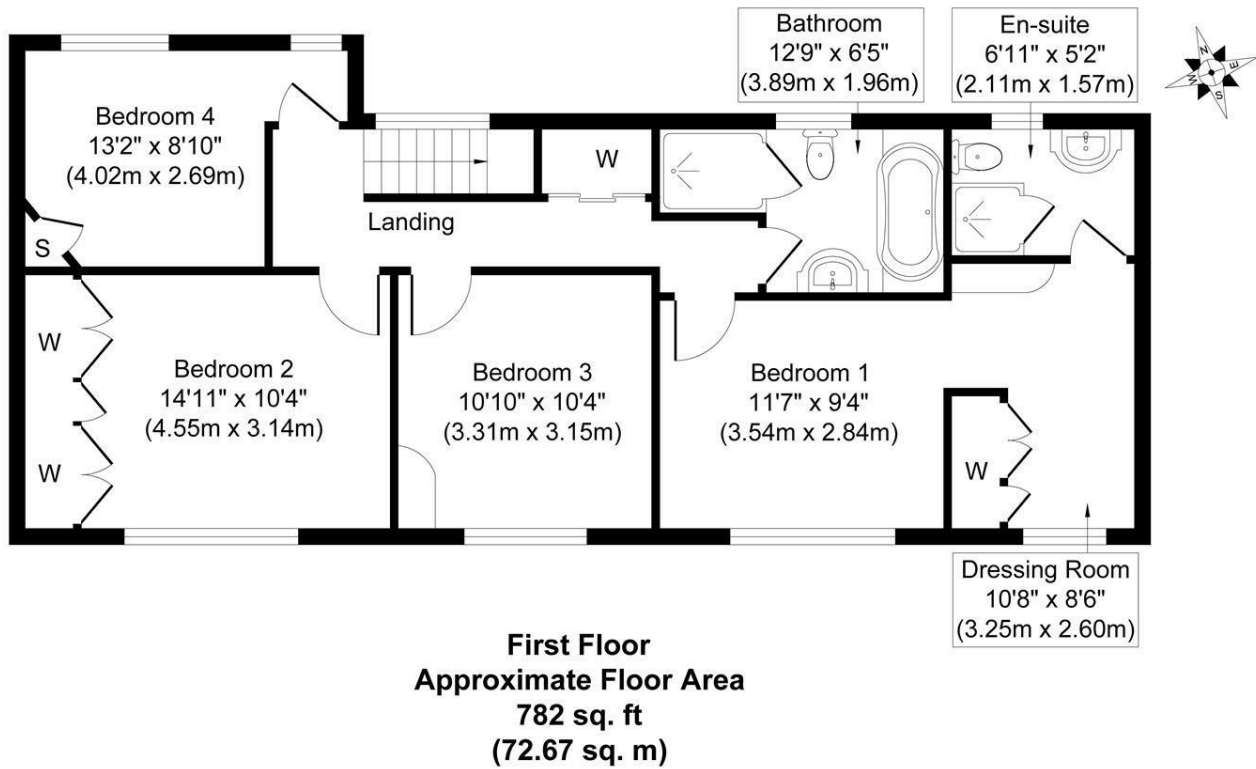




Ground Floor
Approximate Floor Area
1,020 sq. ft
(94.78 sq. m)

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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