

Park Row



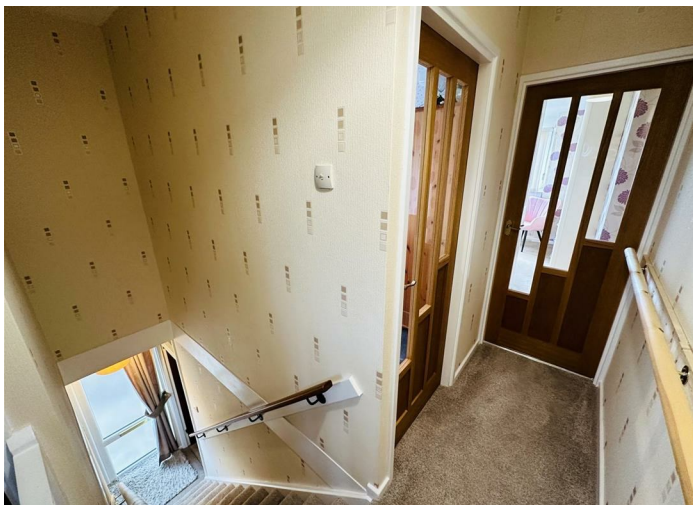
Wells Grove, Goole, DN14 6RN

Offers Over £180,000



**** GARAGE ** DESIRABLE LOCATION ** ESTABLISHED GARDEN **** Situated in the desirable town of Goole, this three bedroom semi detached property briefly compromises: Hall, Kitchen Diner, Lounge and Conservatory. To the First Floor: three bedrooms and Shower Room. Externally the property benefits from: open front garden, parking for multiple vehicles to the side and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 Summary

Located in the popular town of Goole, over-looking open fields, this well-presented three-bedroom semi-detached home offers comfortable family living with a range of desirable features. The ground floor comprises a spacious lounge, a modern kitchen diner ideal for entertaining, and a bright conservatory providing additional living space. Upstairs, the first floor hosts three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from a EV charging point and front garden laid to lawn, while the fully enclosed rear garden features a small lawn area complemented by a flagged patio, perfect for outdoor relaxation.

GROUND FLOOR ACCOMMODATION

Hall

7'3" x 3'4" (2.22m x 1.04m)

Kitchen Diner

11'9" x 10'7" (3.59m x 3.25m)

Lounge

17'0" x 13'11" (5.19m x 4.25m)

Conservatory

11'6" x 6'11" (3.52m x 2.12m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'11" x 12'0" (4.25m x 3.68m)

Bedroom Two

10'10" x 6'11" (3.32m x 2.11m)

Bedroom Three

9'3" x 9'1" (2.82m x 2.78m)

Shower Room

6'7" x 6'1" (2.02m x 1.87m)

EXTERIOR

Front

Predominantly laid to lawn. Ample parking for multiple vehicles to the side.

Rear

Fully enclosed with timber perimeter fence. Laid to lawn with flagged patio area surrounding.

Directions

From our office on Pasture Road, head north towards Third Avenue, at the roundabout, take the 2nd exit to stay on Pasture Road, continue onto Westfield Avenue, turn left onto Western Road, then right onto Cobbler Hill, take a further left onto Woodfield Road leading onto Wells Grove. The property can be clearly identified by a Park Row 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

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.

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

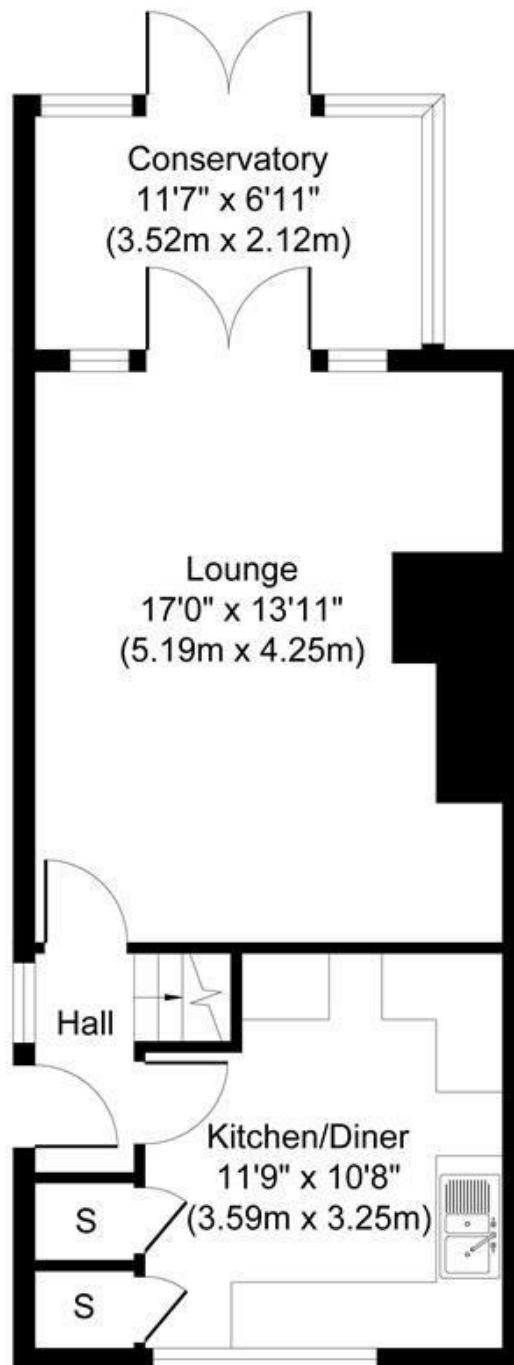
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



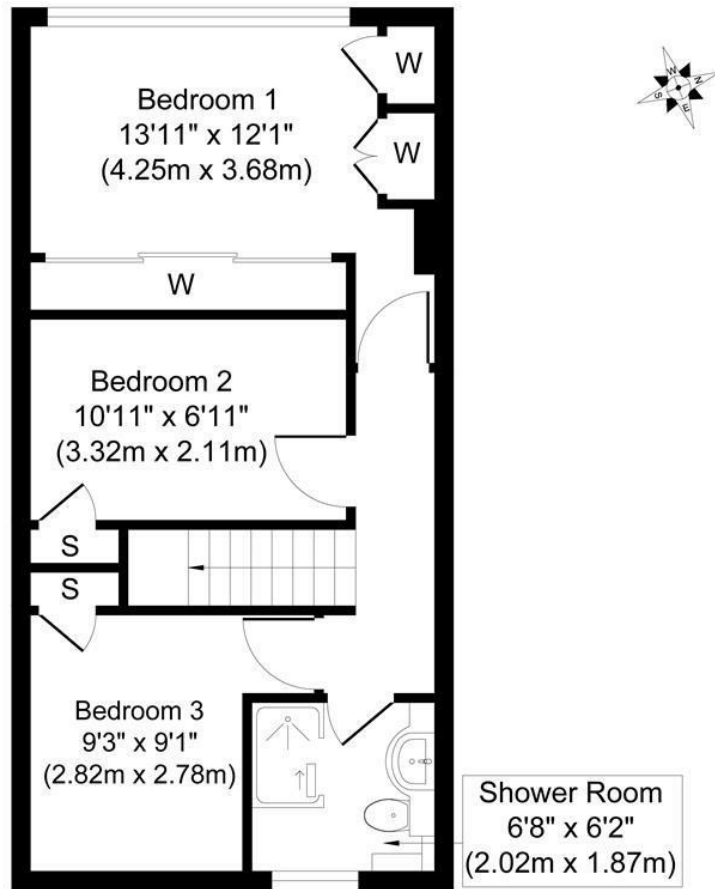




Ground Floor
Approximate Floor Area
494 sq. ft
(45.90 sq. m)

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
406 sq. ft
(37.74 sq. m)

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