

Park Row



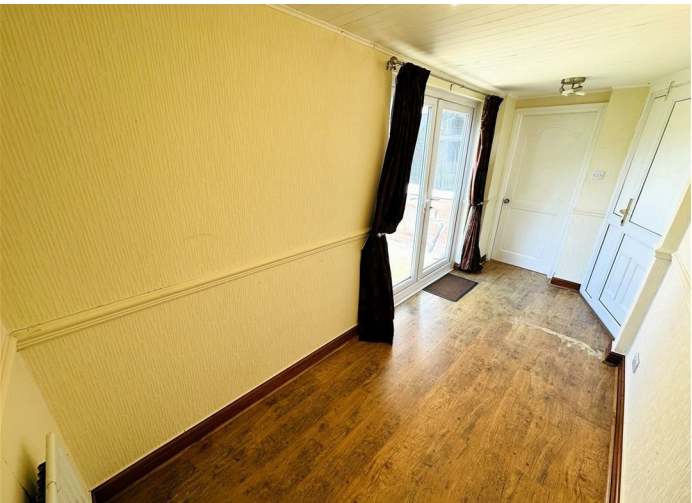
Charles Drive, Goole, DN14 6RJ

Offers Over £140,000



**** BUILT IN WARDROBES ** EXTENDED TERRACED PROPERTY **** Situated in the town of Goole, this two bedroom terraced property briefly comprises: Hall, Lounge, Kitchen and Dining Room, whilst the First Floor offers two double bedrooms and a Shower Room. Externally, the property benefits from a front garden with parking for multiple vehicles and enclosed South-facing rear garden with the addition of a Utility Room. **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

Situated in the town of Goole, this well-presented two-bedroom terraced home offers spacious and versatile living accommodation, enhanced by a ground floor extension. The property features a welcoming lounge, a kitchen with separate dining room, and a convenient utility room with external access on the ground floor. Upstairs, there are two generously sized double bedrooms and a contemporary shower room. Externally, the home boasts a lawned front garden with a brick block driveway providing ample off-street parking. To the rear, an enclosed South-facing garden offers a private outdoor space, predominantly laid to lawn with a flagged patio—ideal for relaxing or entertaining.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

15'5" x 9'4" (4.70m x 2.86m)

Kitchen

15'5" x 12'3" (4.70m x 3.75m)

Family Room

14'11" x 5'10" (4.57m x 1.78m)

External Utility Room

6'4" x 5'11" (1.94m x 1.81m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'5" x 11'1" (4.70m x 3.40m)

Bedroom Two

12'5" x 9'6" (3.81m x 2.92m)

Shower Room

7'4" x 5'6" (2.24m x 1.68m)

EXTERIOR

Front

The area is laid to lawn with brick blocked driveway allowing parking for multiple vehicles.

Rear

Fully enclosed rear garden predominantly laid to lawn with flagged patio area.

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 the first right onto Charles Drive. The property can be clearly identified by a Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: 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.

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.

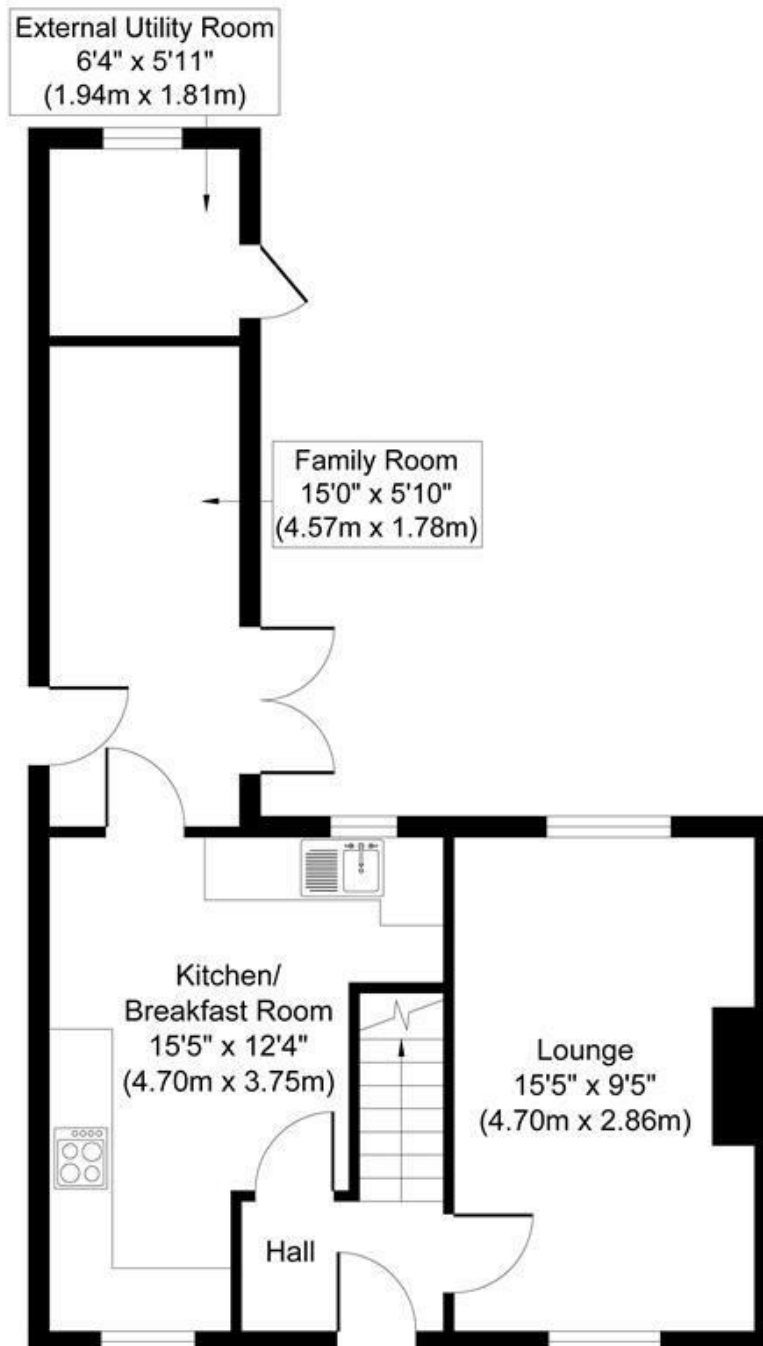
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.



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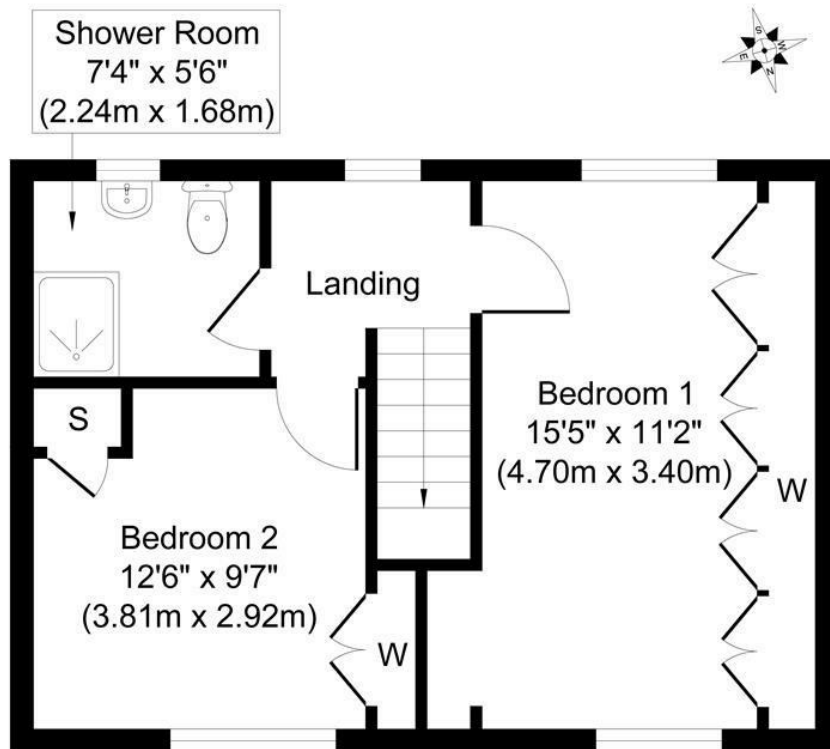




Ground Floor
Approximate Floor Area
467 sq. ft
(43.39 sq. m)

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
339 sq. ft
(31.53 sq. m)

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