

# Park Row



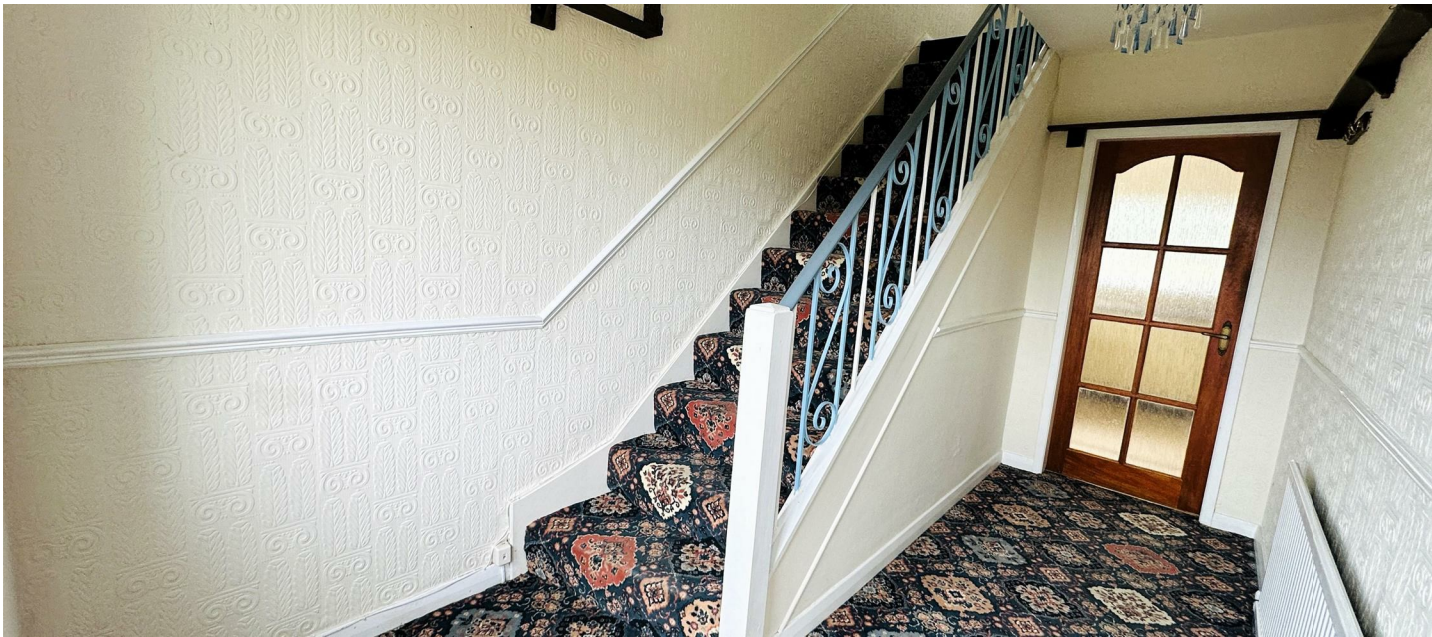
**Howden Road, Eastrington, Goole, DN14 7PL**

**Offers Over £200,000**



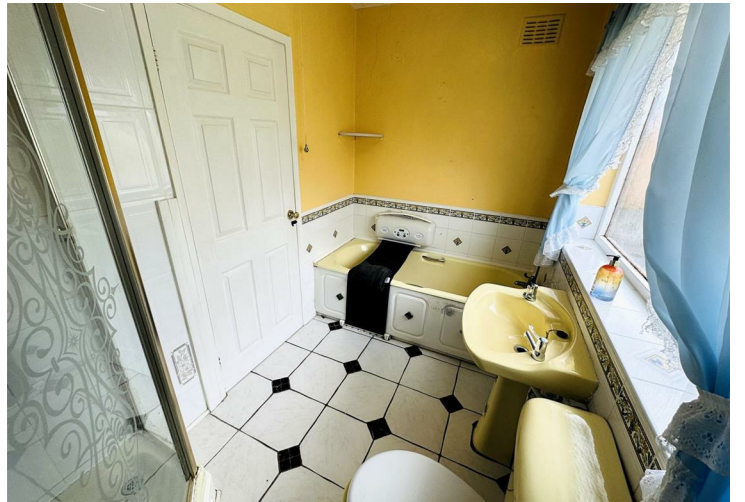
**\*\* CLOSE TO SCHOOLS \*\* GREAT COMMUTER LINKS \*\* CLOSE TO NATURE RESERVE \*\*** Situated in the popular village of Eastrington, this semi-detached property briefly comprises: Hall, Lounge, Kitchen and separate Dining Room. To the First Floor: three bedrooms and family bathroom. Externally, the property benefits from off-street parking and a rear garden with views of open fields. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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'.**



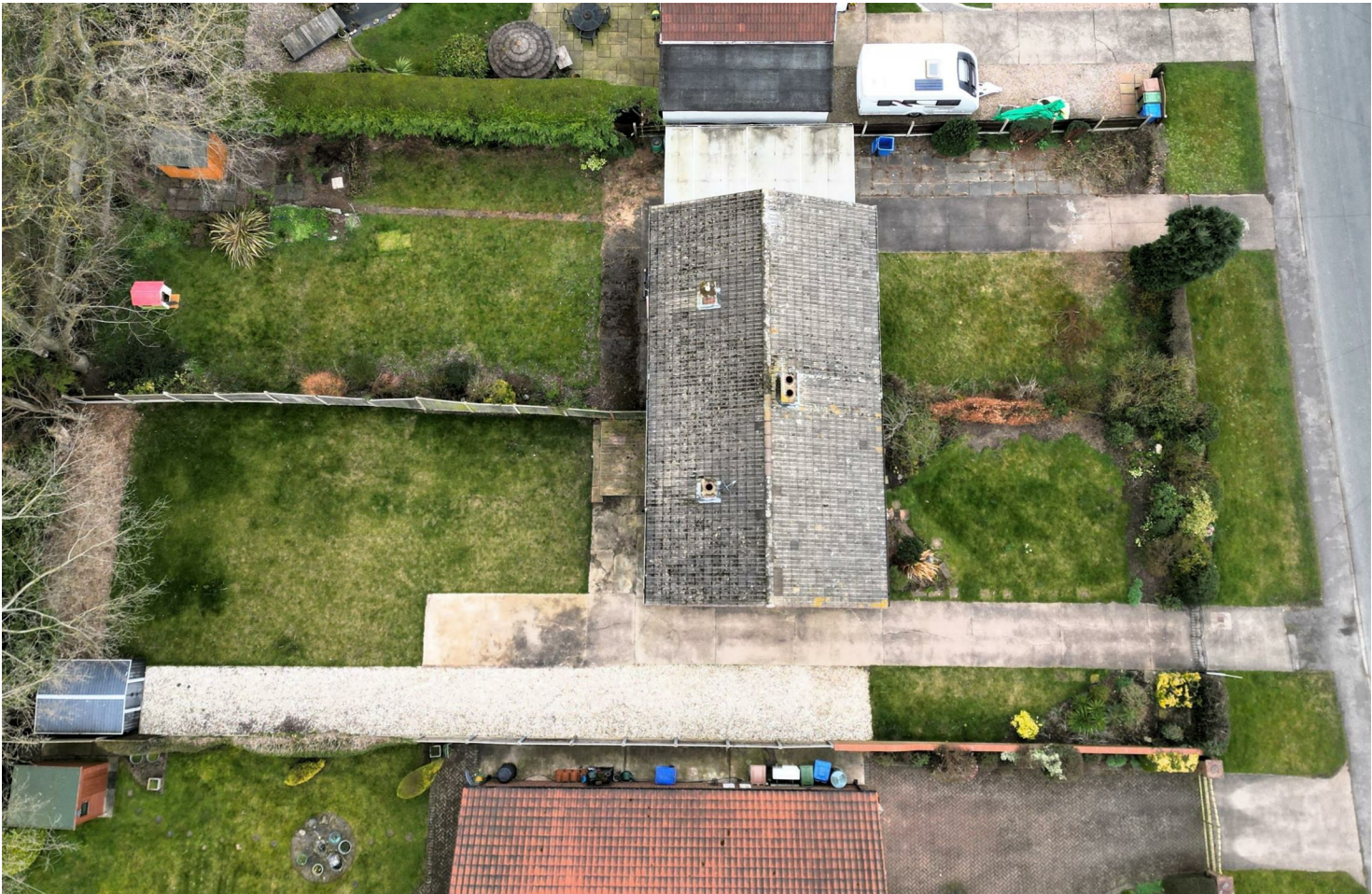












## PROPERTY SUMMARY

This charming three bedroom semi-detached property is situated in the highly desirable village of Eastington, offering a perfect blend of rural tranquility and convenient access to local amenities. The ground floor comprises a hallway, a spacious lounge, a kitchen, and separate dining room, making it an ideal space for family living and entertaining. Upstairs, you'll find three bedrooms and a family bathroom, providing ample space. Externally, the property boasts a generous rear garden with stunning views of open fields. There is also parking for multiple cars to the side of the property, ensuring convenience and ease of access.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

13'11" x 13'10" (4.25m x 4.24m)

### Kitchen

10'10" x 9'11" (3.32m x 3.03m)

### Dining Room

9'10" x 9'6" (3.02m x 2.91m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'10" x 12'0" (3.93m x 3.67m)

### Bedroom Two

12'0" x 10'0" (3.67m x 3.07m)

### Bedroom Three

8'11" x 8'11" (2.72m x 2.72m)

### Bathroom

9'8" x 5'6" (2.97m x 1.70m)

## EXTERIOR

### Front

### Rear

## DIRECTIONS

From Airmyn Road in Goole, head North and continue onto Boothferry Road/ A614. At the roundabout take the second exit to stay on Boothferry Road/ A614. Continue over Boothferry Bridge and at the roundabout, take the second exit to stay on Boothferry Road/A614. At the roundabout, take the 1st exit and stay on Boothferry Road/A614. At the roundabout, take the 3rd exit onto Main Road/B1230. Turn left onto Long Lane. Continue onto Howden Road where the property can be clearly identified by our Park Row 'For Sale' board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Partial central heating

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: 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.

## 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.

## 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

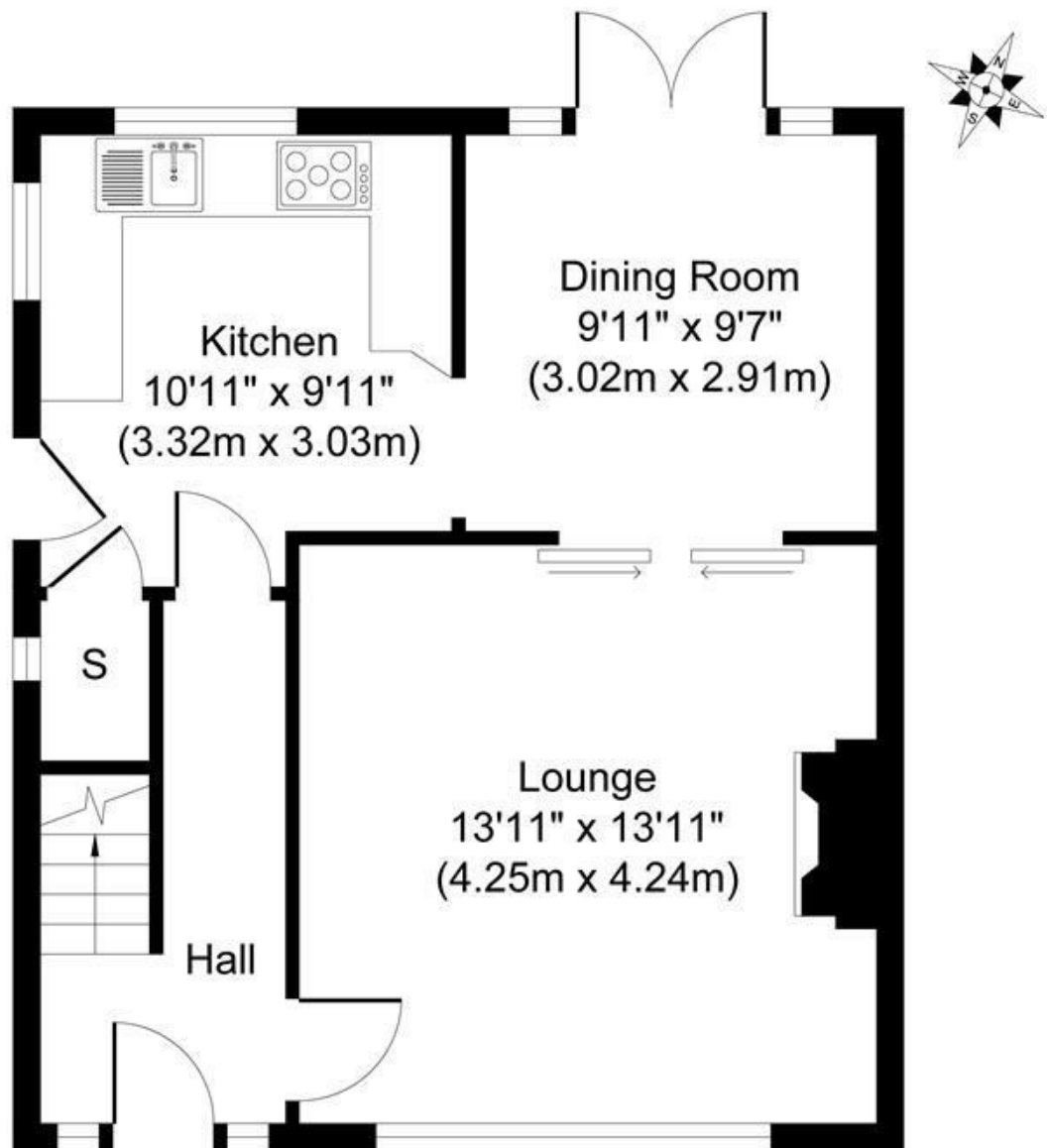
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

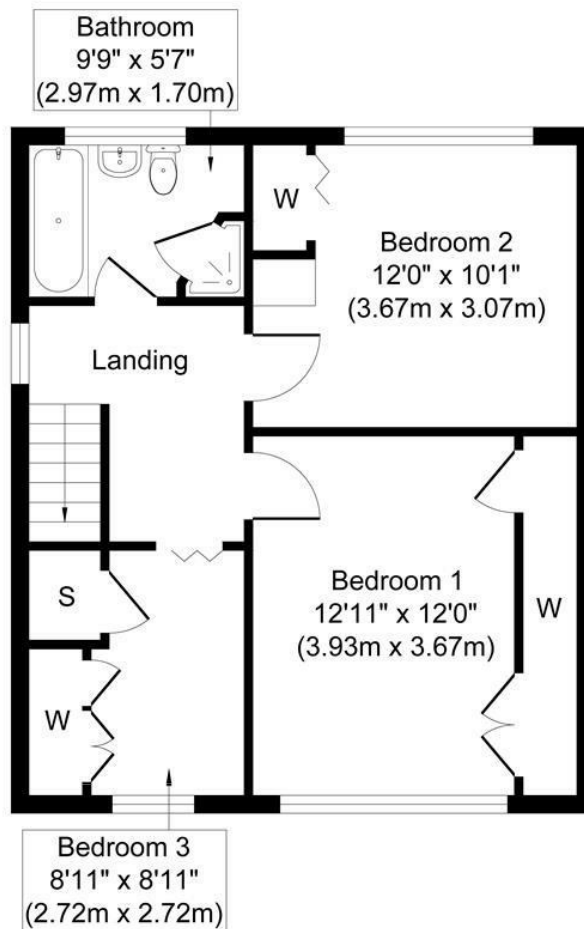




**Ground Floor**  
**Approximate Floor Area**  
**480 sq. ft**  
**(44.57 sq. m)**

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**  
**480 sq. ft**  
**(44.57 sq. m)**

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