

Park Row

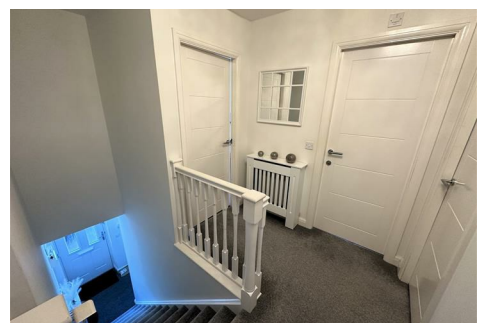


Ella Drive, Goole, DN14 6ER

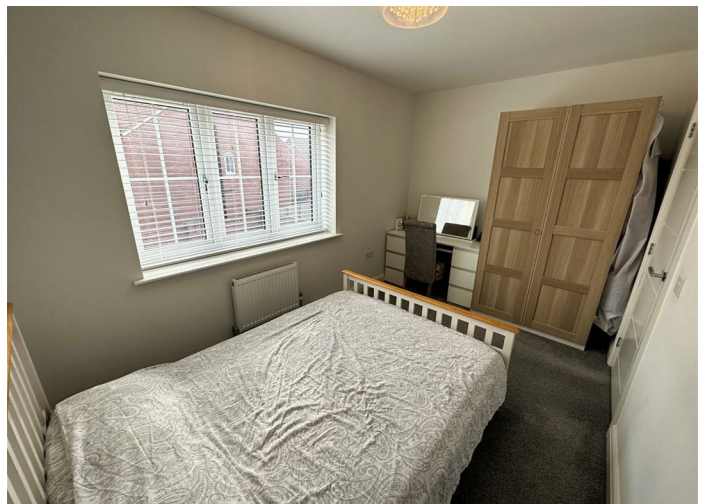
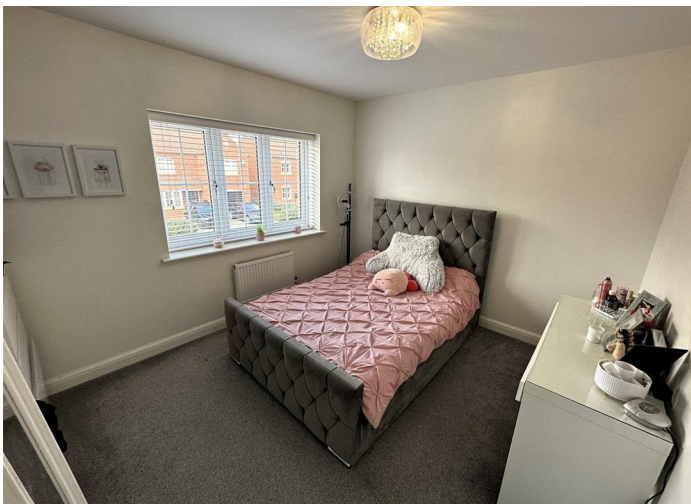
£280,000



****OFF STREET PARKING**MOTORWAY LINKS**** Situated on 'The Greenways' development in Goole, this property briefly comprises: Entrance Hall, Ground Floor w.c, Utility, Lounge and Kitchen Diner. To the First Floor are four bedrooms, an En Suite and Bathroom. Externally the property has a driveway and garage to the front, and enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE 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 well-presented detached family home offers spacious living across two floors, located in Goole. The ground floor comprises a comfortable lounge, perfect for relaxing and entertaining, along with a generous open-plan kitchen and dining area that provides ample room for family meals and gatherings. There is also a conveniently located downstairs toilet and a practical utility room for laundry and additional storage. On the first floor, the property features four well-sized bedrooms, offering versatile accommodation for the entire family. The master bedroom benefits from a private en suite bathroom, while the family bathroom offers modern fittings. Externally, the property includes a well-maintained back garden, ideal for outdoor activities. To the front, there is a small, well-kept garden enhancing the property's curb appeal, and an integral garage offers additional storage or parking space, as well as a drive providing off-road parking for multiple vehicles. This detached home combines comfort and convenience, with easy access to local amenities and transport links, making it an ideal choice for families looking for a spacious, modern living space.

GROUND FLOOR ACCOMMODATION

Lounge

15'11" x 10'7" (4.86m x 3.24m)

Kitchen / Dining Room

18'5" x 10'4" (5.62m x 3.17m)

Ground Floor w.c

5'5" x 3'8" (1.67m x 1.12m)

Utility

6'4" x 5'2" (1.95m x 1.58m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'10" x 11'4" (4.83m x 3.47m)

En Suite

7'10" x 5'10" (2.41m x 1.78m)

Bedroom Two

12'2" x 9'8" (3.72m x 2.97m)

Bedroom Three

12'5" x 7'11" (3.79m x 2.42m)

Bathroom Four

11'2" x 7'11" (3.41m x 2.42m)

Bathroom

6'7" x 7'11" (2.02m x 2.42m)

DIRECTIONS

From our branch on Pasture Road head north towards Third

Avenue and at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614 and then right onto 'The Greenways' estate. Turn right onto Ella Drive.

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: D

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.

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:

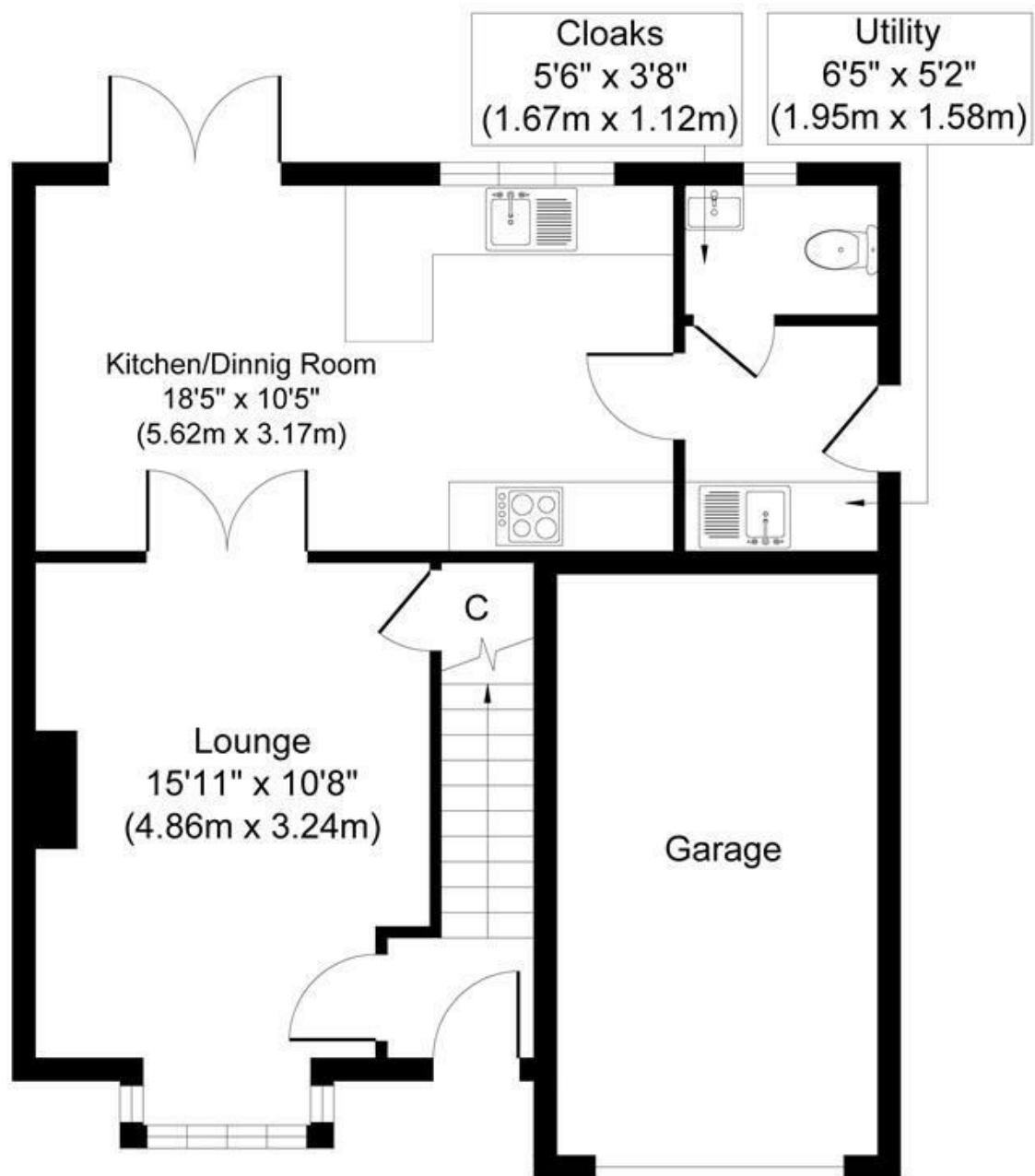
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

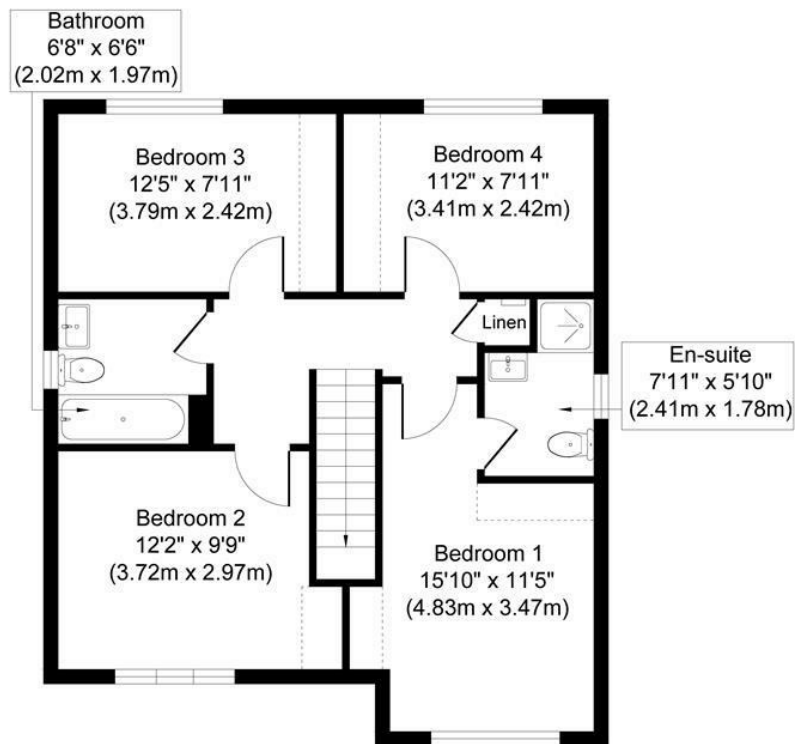
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
628 sq. ft
(58.38 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
619 sq. ft
(57.53 sq. m)

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