

# Park Row



**Knedlington Road, Howden, Goole, DN14 7ER**

**Offers Over £375,000**



**\*\* VILLAGE LOCATION \*\* WELCOMING FAMILY HOME \*\* INTEGRAL GARAGE \*\*** Situated in the market town of Howden, this detached five bedroom property briefly comprises: Entrance hall, Ground Floor w.c., Lounge, Kitchen Diner and Garage / Utility Room. To the First Floor there are five bedroom, with En-Suite to two and a Family Bathroom. Externally, the property benefits from South-Facing garden with parking for multiple vehicles. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**









































## PROPERTY SUMMARY

Located in the heart of the charming market town of Howden, this spacious and well-presented detached five-bedroom family home offers a perfect blend of modern living and comfort. The ground floor features a welcoming entrance hall, a convenient ground floor W.C., a spacious lounge, and a contemporary kitchen diner, with French doors opening into a South-Facing rear garden, ideal for family gatherings and entertaining. The property also benefits from a garage/utility area, providing extra storage. Upstairs, the first floor hosts five generously sized bedrooms, with two of the rooms benefiting from their own en-suites, offering added privacy and luxury. An additional family bathroom completes the upper floor, making it perfect for a growing family. Externally, the property boasts a well-maintained front garden with a laid-to-lawn area, bordered by a block paving walkway and a neatly trimmed hedge boundary. To the rear, you'll find a south-facing garden, predominantly laid to lawn with a block-paved area perfect for outdoor dining or relaxation. The garden also provides vehicle access gates leading to a brick block driveway, and integral garage, offering off-road parking for multiple cars. This family home combines style and practicality, and is ideally located for those looking to enjoy the best of both town and country living.

## GROUND FLOOR ACCOMMODATION

### Hall

17'9" x 8'2" (5.42m x 2.49m)

### Ground Floor W.C.

10'1" x 3'7" (3.09m x 1.10m)

### Lounge

17'11" x 12'0" (5.47m x 3.66m)

### Kitchen Diner

19'4" x 11'7" (5.91m x 3.54m)

### Garage / Utility Room

21'1" x 9'1" (6.45m x 2.77m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

19'1" x (5.83m x )

### En-Suite

9'1" x 6'7" (2.78m x 2.03m)

### Bedroom Two

14'0" x 11'1" (4.29m x 3.40m)

### En-Suite

8'2" x 3'0" (2.49m x 0.93m)

### Bedroom Three

11'2" x 8'2" (3.41m x 2.49m)

### Bedroom Four

8'9" x 7'0" (2.68m x 2.15m)

### Bedroom Five

8'2" x 7'0" (2.50m x 2.14m)

### Bathroom

11'1" x 6'1" (3.40m x 1.87m)

## EXTERIOR

### Front

Boundary defined by hedge, predominantly laid to lawn front garden with block paving walkway.

### Rear

South-Facing enclosed garden predominantly laid to lawn, featuring a flagged patio area. The property includes vehicle access gates that lead to a brick block driveway and an integral garage.

## DIRECTIONS

From our office on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road. Turn right onto Airmyn Road then at the next roundabout, take the first exit onto Knedlington Road/A63. Take a further right onto Knedlington Road/B1228, where the property can be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

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.



## 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

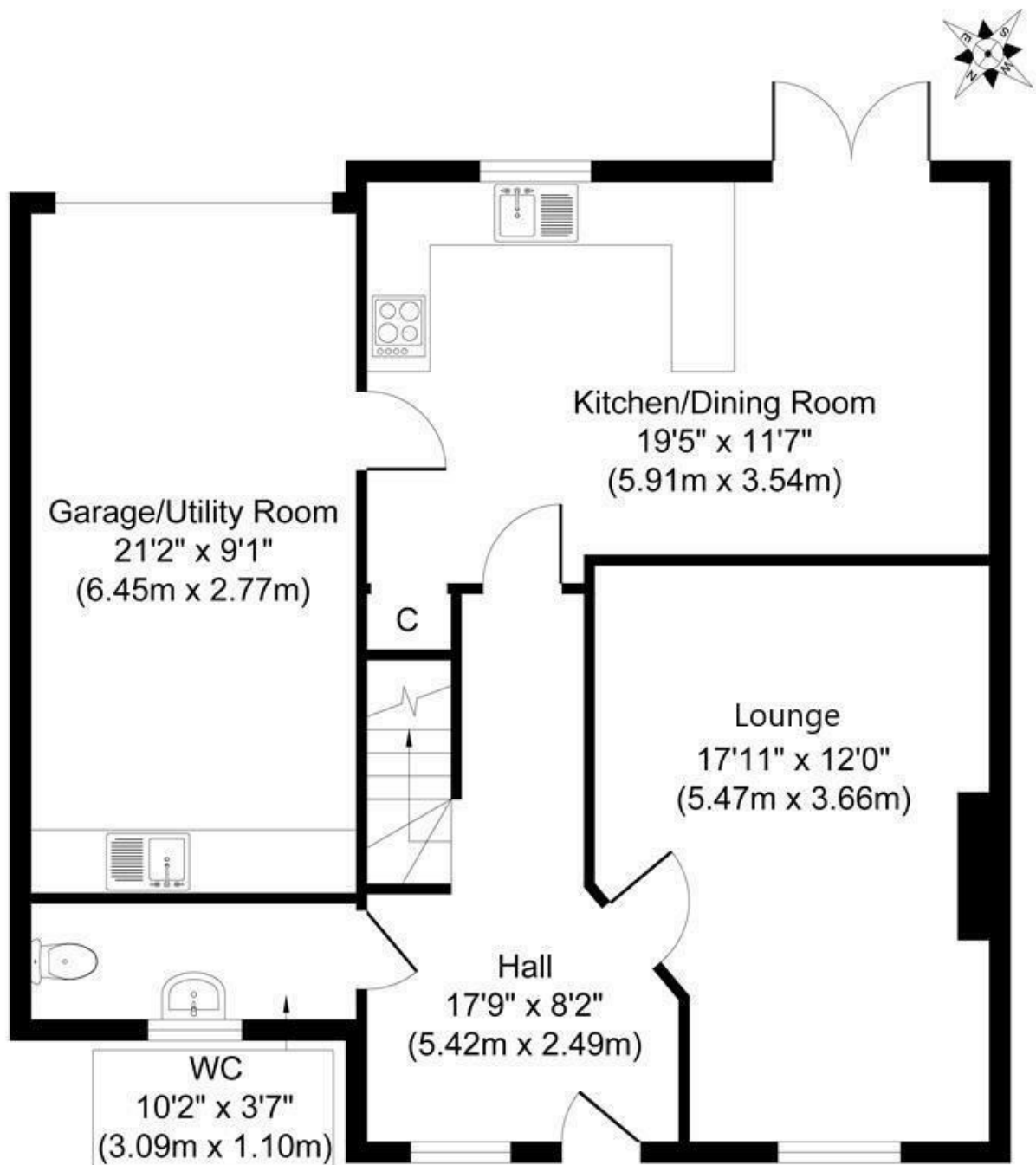
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



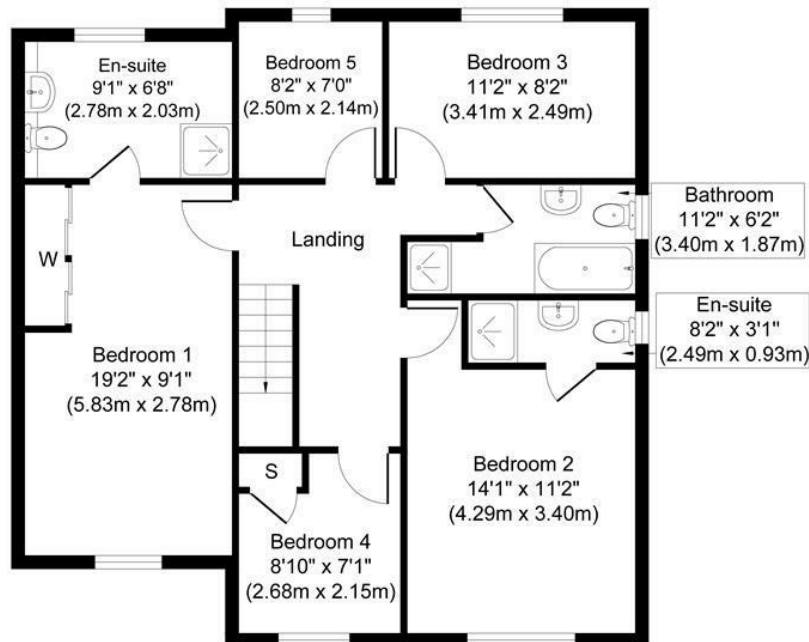


**Ground Floor**  
**Approximate Floor Area**  
**842 sq. ft**  
**(78.24 sq. m)**

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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