

Park Row



Fountayne Street, Goole, DN14 5HG

Offers Over £150,000



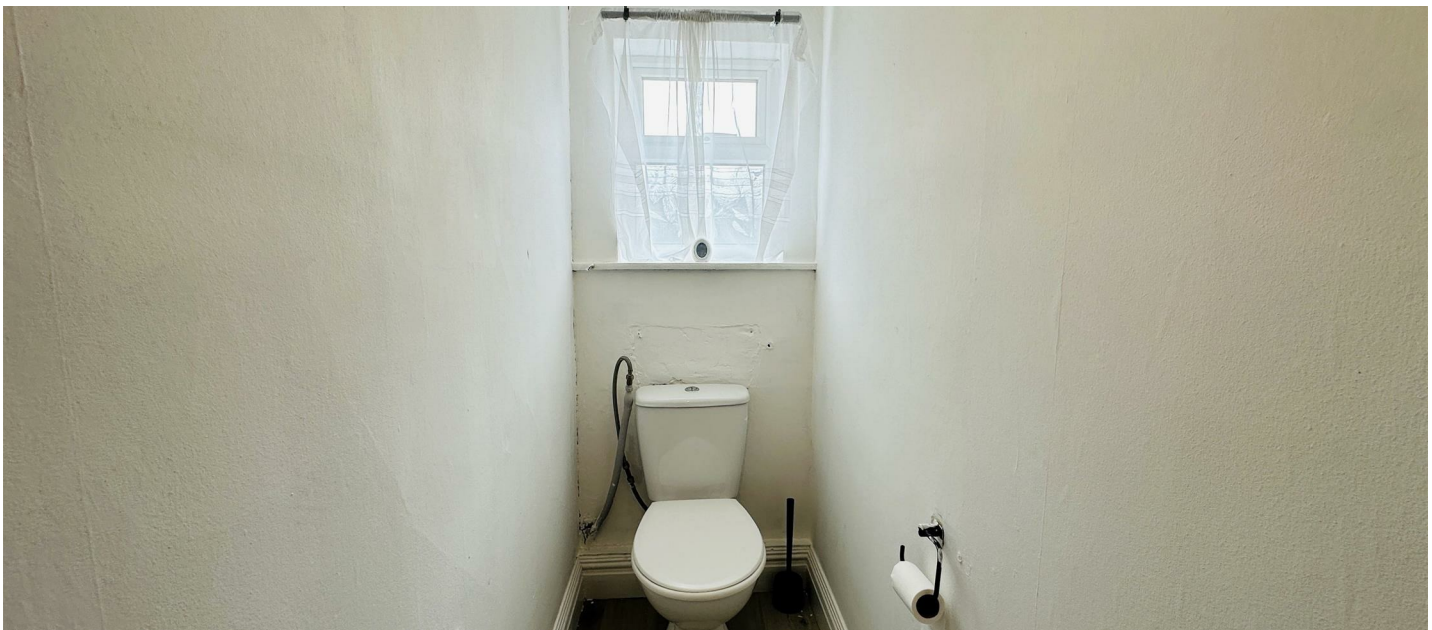
**** NO ONWARD CHAIN ** SOUTH FACING REAR GARDEN **** Situated in the town of Goole, this end-terrace property briefly comprises: Porch, Hall, Lounge, Dining Room, Breakfast Kitchen, Rear Lobby and Ground Floor w.c.. To the First Floor, there are four bedrooms and family bathroom with separate w.c.. Externally, the property benefits from paved courtyard to the front, whilst the rear offers a low maintenance courtyard garden with vehicular access to a paved driveway. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY SUMMARY

Situated in the sought-after area of Goole, near Hook Road, this generously sized four-bedroom end-terrace property offers a fantastic opportunity for families or investors. The ground floor features a welcoming entrance hall leading to a spacious lounge, a separate dining room, and a well-appointed breakfast kitchen. A rear lobby provides access to a convenient ground-floor W.C. Upstairs, the first floor offers four well-proportioned bedrooms, and family bathroom with a separate W.C.. Externally, the property benefits from a low-maintenance paved courtyard with a brick-built retaining wall at the front. To the rear, a south-facing courtyard garden provides a private outdoor space, with vehicle access to a paved driveway through a brick-built surrounding wall.

GROUND FLOOR ACCOMMODATION

Porch

5'9" x 4'0" (1.77m x 1.24m)

Hall

21'8" x 5'9" (6.62m x 1.76m)

Lounge

13'10" x 13'3" (4.22m x 4.06m)

Dining Room

14'6" x 12'0" (4.44m x 3.68m)

Breakfast Kitchen

23'2" x 10'11" (7.07m x 3.35m)

Rear Lobby

7'11" x 6'6" (2.43m x 1.99m)

Ground Floor w.c.

5'6" x 3'0" (1.69m x 0.93m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'1" x 12'2" (4.31m x 3.72m)

Bedroom Two

13'3" x 12'2" (4.06m x 3.71m)

Bedroom Three

11'0" x 10'11" (3.37m x 3.33m)

Bedroom Four

9'11" x 5'10" (3.04m x 1.78m)

Bathroom

8'9" x 8'0" (2.67m x 2.44m)

First Floor w.c.

8'0" x 2'8" (2.44m x 0.82m)

EXTERIOR

Front

Low maintenance paved courtyard with brick built retaining wall with timber pedestrian access gate and concrete walkway leading to the front door.

Rear

Low maintenance rear courtyard garden with pebbled hard standing areas, paved patio area and raised timber decking area. Vehicular access through brick built surrounding wall to a paved driveway.

DIRECTIONS

From our branch on Pasture Road, head towards Boothferry Road, then turn onto Marniers Street. Keep left and then turn left onto Stanhope Street. At the roundabout, take the forth exit onto North Street. North Street turns left and turns into Hook Road. Turn left onto Fountayne Street. The property can be clearly identified by our 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.

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:

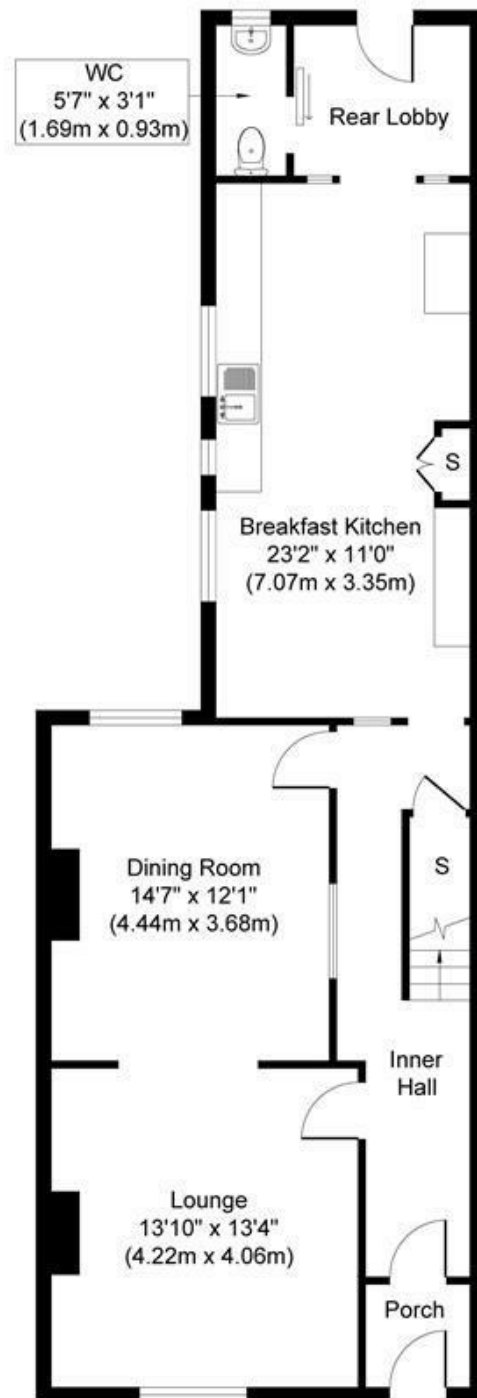
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

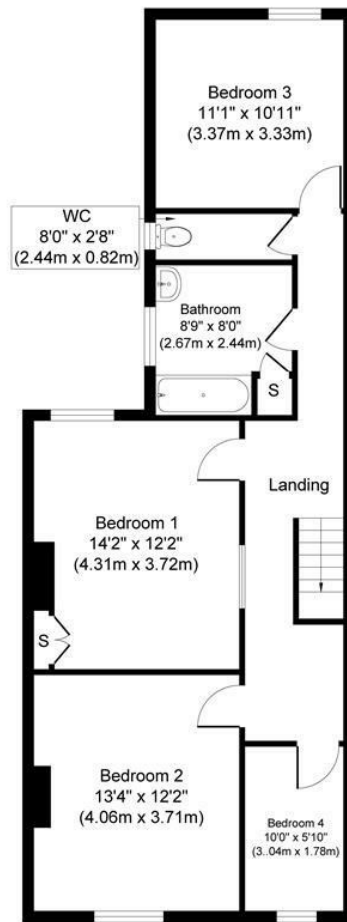
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
857 sq. ft
(79.64 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
782 sq. ft
(72.62 sq. m)

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