

Park Row



Adeline Street, Goole, DN14 6DN

Offers Over £110,000

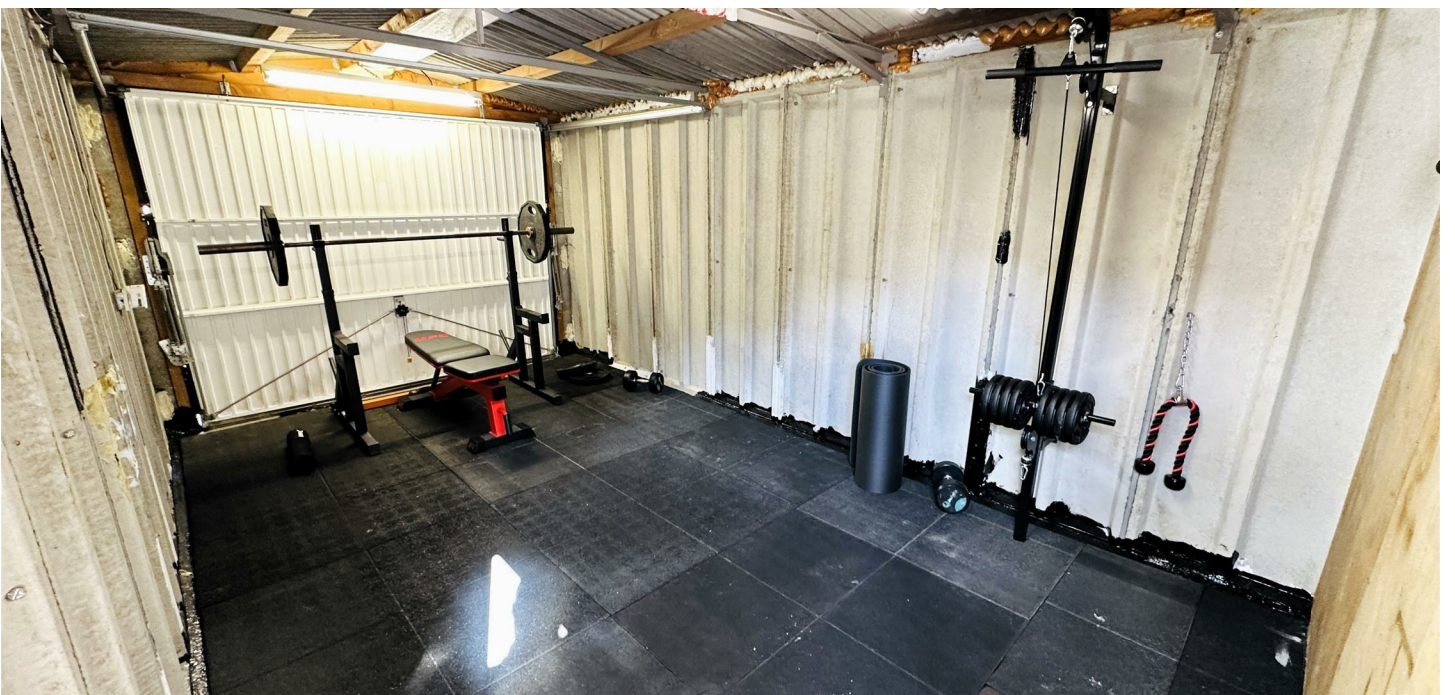


**** CLOSE TO COMMUTER LINKS ** DETACHED GARAGE **** Situated in the town of Goole, this two bedroom mid-terrace property briefly comprises: Lounge, Dining Room, Kitchen and Utility, whilst the First Floor offers two bedrooms and a bathroom. Externally, the property benefits from a decorative stone front garden and fully enclosed decked rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE 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 two bedroom mid-terrace home, ideally situated in the town of Goole, boasts spacious and versatile living accommodation throughout, perfect for first-time buyers, investors, or those looking to downsize. To the ground floor, the accommodation comprises a welcoming lounge, separate dining room, a fitted kitchen, and a useful utility area. Upstairs, the first floor offers two generously sized bedrooms and a modern family bathroom. Externally, the property features an attractive front garden with decorative stone and an enclosed brick boundary wall. To the rear, there is a fully enclosed decked area complemented by a decorative stone section—ideal for outdoor entertaining. The property also benefits from side access leading to a detached garage, providing off-street parking or additional storage.

GROUND FLOOR ACCOMMODATION

Lounge

12'0" x 11'10" (3.67m x 3.63m)

Dining Room

16'1" x 11'10" (4.91m x 3.62m)

Kitchen

13'8" x 6'8" (4.19m x 2.05m)

Utility

7'10" x 6'4" (2.39m x 1.94m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'0" x 11'10" (3.98m x 3.61m)

Bedroom Two

12'0" x 11'10" (3.67m x 3.62m)

Bathroom

12'11" x 6'8" (3.94m x 2.05m)

EXTERIOR

Front

Rear

DIRECTIONS

Leaving our Goole branch, head North on Pasture Road and take the first exit onto Centenary Road. Take the first left turn onto Adeline Street, where 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

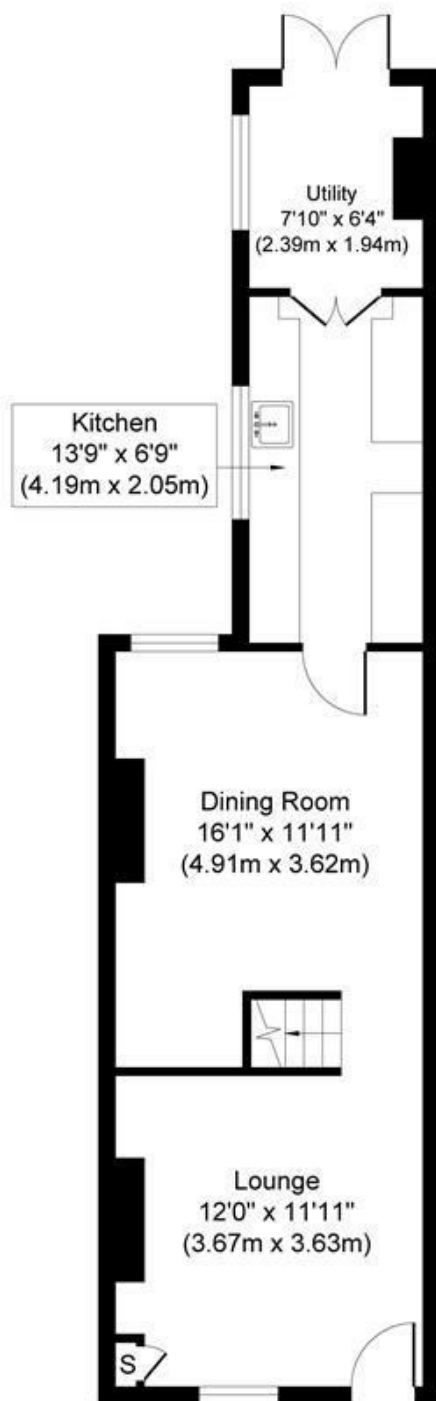
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

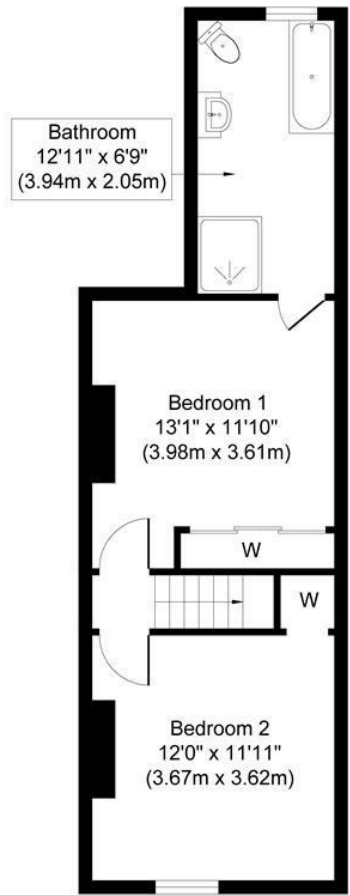




Ground Floor
Approximate Floor Area
487 sq. ft
(45.20 sq. m)

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
432 sq. ft
(40.09 sq. m)

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T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

