

# Park Row



**Brough Street, Goole, DN14 6LD**

**Offers Over £140,000**



**\*\* EXCELLENT COMMUTER LINKS \*\* CLOSE TO LOCAL AMENITIES \*\*** Situated in the town of Goole, this three bedroom mid-terrace property briefly comprises: Entrance Hallway, Lounge, Family Room and Kitchen Diner, whilst the First Floor offers three double bedrooms and a Bathroom. Externally, the property benefits from a forecourt area to the front and a fully enclosed South-West facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Situated in the popular town of Goole, this spacious three-bedroom mid-terrace property offers generous living accommodation throughout and is perfect for those seeking a well-proportioned family home. The ground floor features a welcoming separate lounge and a versatile family room, both offering comfortable living space, which leads through to a well-appointed kitchen diner—ideal for modern family life and entertaining. Upstairs, the property boasts three generously sized double bedrooms along with a family bathroom, providing ample space for growing families or guests. Externally, the home benefits from a low-maintenance forecourt to the front, enclosed by a brick boundary wall with a wrought iron pedestrian access gate. To the rear, you'll find a fully enclosed south-west facing garden, laid to lawn, complemented by a separate flagged patio area—perfect for enjoying the afternoon sun. A concrete pathway leads to a timber access gate opening onto the rear service lane.

## GROUND FLOOR ACCOMMODATION

### Hall

16'11" x 3'0" (5.16m x 0.92m)

### Living Room

12'11" x 11'8" (3.96m x 3.58m)

### Family Room

13'11" x 12'1" (4.25m x 3.69m)

### Kitchen Diner

21'5" x 8'11" (6.54m x 2.74m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

15'2" x 13'0" (4.64m x 3.97m)

### Bedroom Two

13'11" x 9'8" (4.25m x 2.95m)

### Bedroom Three

12'0" x 9'1" (3.68m x 2.77m)

### Bathroom

8'10" x 5'10" (2.71m x 1.79m)

## EXTERIOR

### Front

Forecourt area which is fully enclosed with brick wall and coping. Decorative wrought iron pedestrian access gate giving access onto pedestrian footpath.

### Rear

Fully enclosed south-west facing garden, laid to lawn, complemented by a separate flagged patio area. Concrete pathway leads to a timber access gate opening onto the rear service lane.

## Directions

Leave our Goole office and proceed towards Fifth Avenue. At the mini roundabout take the second exit to continue on Pasture Road, go past 'Londis' and then take the second right hand turning onto Brough Street. The property can be clearly 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: 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 A 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:

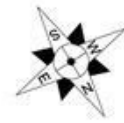
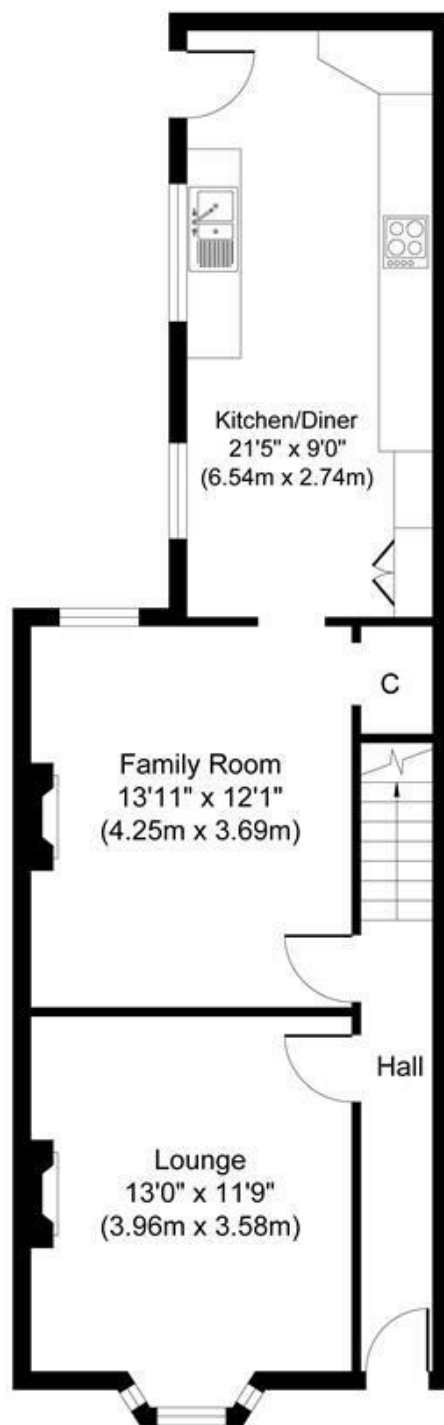
GOOLE - 01405 761199

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SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

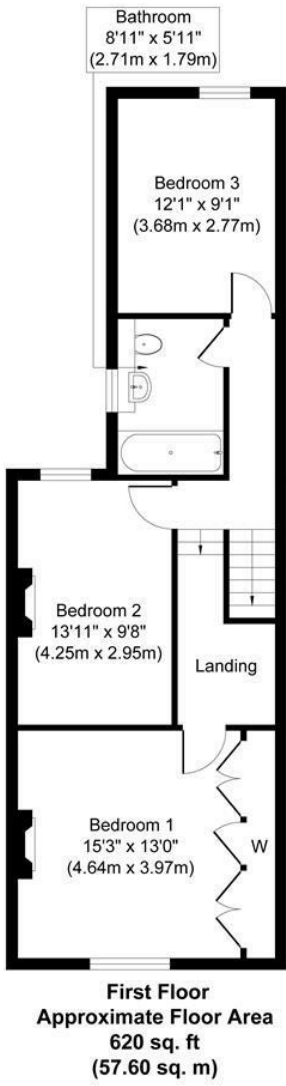


**Ground Floor**  
**Approximate Floor Area**  
**630 sq. ft**  
**(58.50 sq. m)**

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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