

# Park Row



**Bournville, Goole, DN14 6LA**

**Offers Over £140,000**



**\*\* CLOSE TO LOCAL AMENITIES \*\* WELL MAINTAINED REAR GARDEN \*\*** In Bournville, this property briefly comprises : Lounge, Dining Room, Kitchen. The First Floor has Two Bedrooms and a Bathroom. The Second Floor offers a Third Bedroom. Externally, the property benefits from off- street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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 spacious semi-detached house located on Bournville, Goole offers a delightful blend of comfort and practicality. On entering the property you have two reception rooms either side and stairs leading up to the first floor. The second reception room has an under stairs storage cupboard. The airy kitchen is equipped with ample storage cupboards

Upstairs you will find two double bedrooms; the front bedroom benefits from an over-stairs storage cupboard. The bathroom is fully equipped with a separate shower cubicle for added convenience. The second floor boasts a further double bedroom, offering a private retreat for family members or guests.

Externally, the property is equally appealing. A side driveway with wooden gates provides secure access to the rear garden, which features a charming small fishing pond, perfect for those who appreciate nature. The garden is mainly laid to lawn, providing a lovely space for outdoor activities, while a patio area at the far rear offers an ideal spot for simply enjoying the sunshine.

## GROUND FLOOR ACCOMMODATION

### Lounge

14'4" into bay x 12'4" into alcove (4.37m into bay x 3.78m into alcove)

### Dining Room

13'2" x 12'4" (4.03m x 3.78m)

### Kitchen

13'10" x 7'9" (4.22m x 2.37m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'6" x 11'3" (3.83m x 3.43m)

### Bedroom Three

10'9" x 8'3" (3.29m x 2.53m)

### Bathroom

8'1" x 7'10" (2.47m x 2.41m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

12'6" x 11'1" (3.82m x 3.40m)

## EXTERIOR

### Front

Low maintenance courtyard area to the front, with parking to the side which leads to timber vehicular and pedestrian access gate giving access into:

### Rear

The garden is predominately laid to lawn with patio areas to the top and bottom of the garden and is complete with a decorative pond.

### Directions

Leaving our office on Pasture Road, head over the mini roundabout onto Westfield Avenue, and eventually turning left onto Bournville where the property is on the right hand side and can be identified by our 'Park Row Properties' For Sale board.

## 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 Council

Tax Banding: B

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.

### **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.

### **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.

### **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

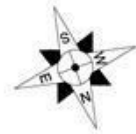
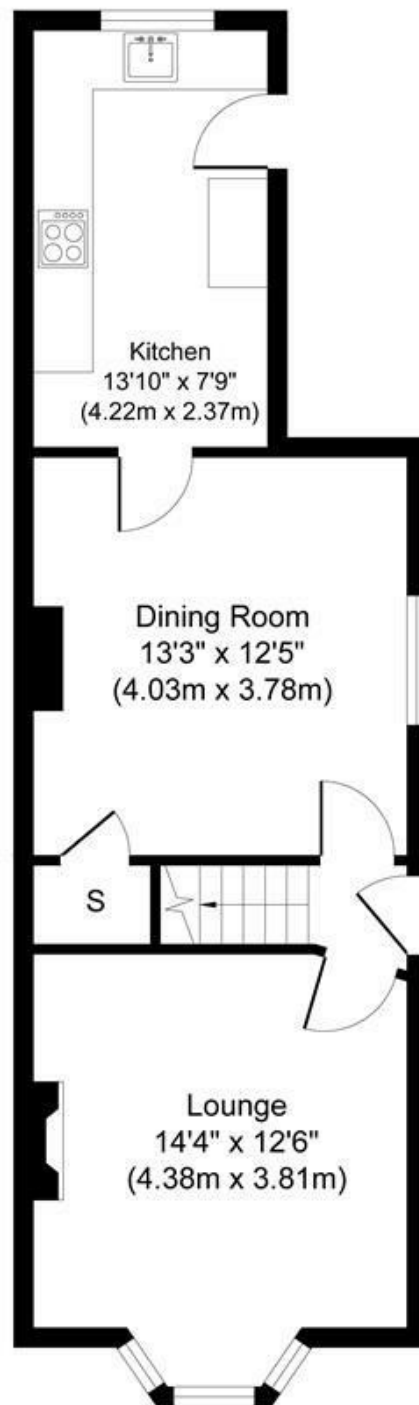
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





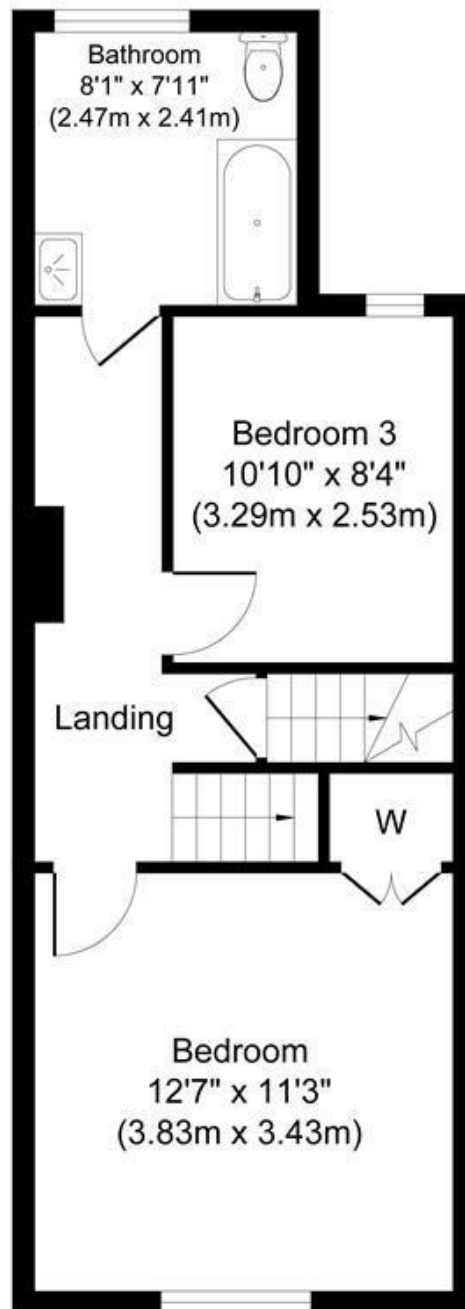


**Ground Floor**  
**Approximate Floor Area**  
**477 sq. ft**  
**(44.35 sq. m)**

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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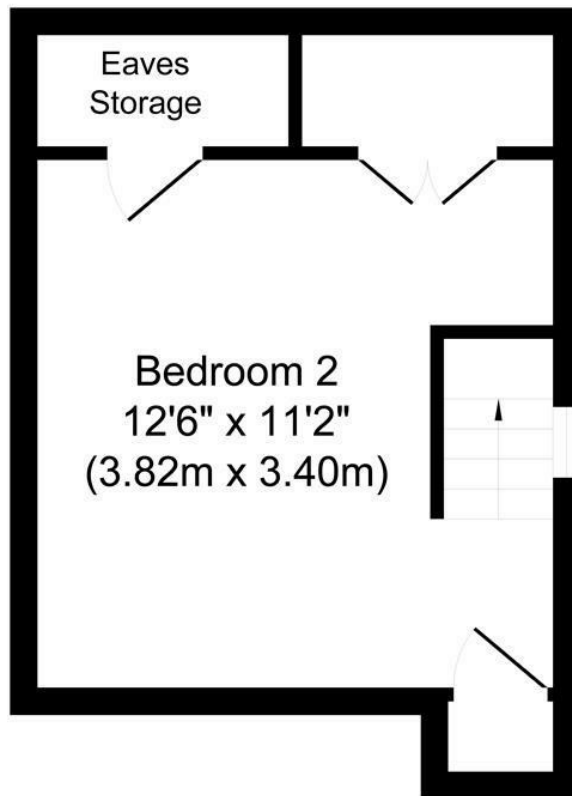


**First Floor**  
**Approximate Floor Area**  
**424 sq. ft**  
**(39.39 sq. m)**

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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**Second Floor**  
**Approximate Floor Area**  
**199 sq. ft**  
**(18.52 sq. m)**

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