

# Park Row



**Butterbur Drive, Goole, DN14 6FE**

**Offers Over £325,000**



**\*\* CLOSE TO LOCAL AMENITIES \*\* CUL-DE-SAC LOCATION \*\*** Situated in Goole, this five bedroom detached property briefly comprises: Hall, Family Room, Ground Floor w.c, Open-Plan Lounge Kitchen Diner, Utility, Conservatory and Bedroom. To the First Floor are four bedrooms; one with En-Suite and further Family Bathroom. Externally, the property benefits from garage and off-street parking to the front and fully enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'**

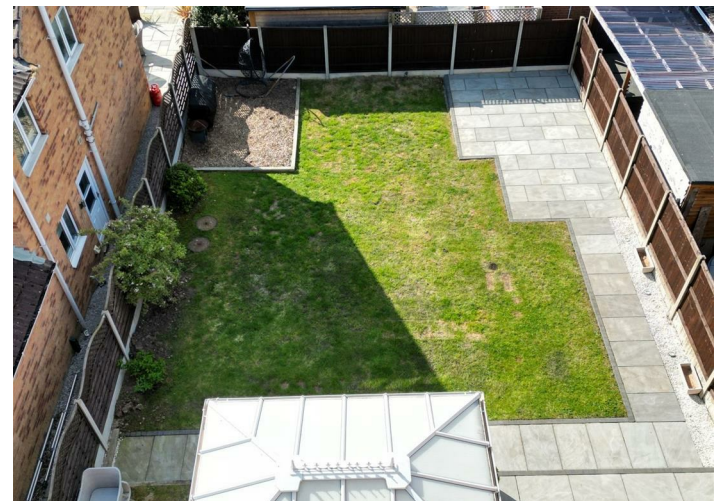














## PROPERTY SUMMARY

Situated in a sought-after residential area of Goole, this spacious detached family home offers versatile living accommodation ideal for modern family life. Boasting an open-plan living space, the heart of the home features a stylish kitchen that flows seamlessly into a bright conservatory, providing direct access to the rear garden — perfect for both everyday family life and entertaining. The ground floor also benefits from a versatile fifth bedroom, ideal as a guest room or home office, alongside a separate family room offering additional living space. Upstairs, the first floor comprises four well-proportioned bedrooms, including a master bedroom with en-suite shower room, as well as a modern family bathroom. Externally, the property boasts a driveway providing off-street parking for multiple vehicles, an attached garage for additional storage or parking, and a beautifully maintained enclosed rear garden, which is predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. A beautifully presented and flexible home, perfect for growing families or those seeking multi-generational living.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

16'11" x 6'0" (5.16m x 1.85m)

### Ground Floor w.c.

### Family Room

13'3" x 8'7" (4.04m x 2.64m)

### Living / Dining Room / Kitchen

23'11" x 17'6" (7.31m x 5.34m)

### Utility

### Conservatory

11'10" x 9'4" (3.61m x 2.87m)

### Bedroom Five

15'10" x 10'11" (4.83m x 3.34m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'10" x 12'7" (4.53m x 3.84m)

### En-Suite

8'2" x 6'8" (2.50m x 2.05m)

### Bedroom Two

7'8" x 9'6" (2.35m x 2.92m)

### Bedroom Three

11'8" x 9'6" (3.57m x 2.92m)

### Bedroom Four

9'4" x 8'11" (2.85m x 2.72m)

### Bathroom

7'8" x 4'10" (2.35m x 1.48m)

## EXTERIOR

### Front

Laid-to-lawn front garden with driveway for multiple vehicles. Decorative stone leading to access of the side of the property.

### Rear

Fully enclosed rear garden, predominantly laid-to-lawn with flagged patio area.

## DIRECTIONS

From our office on Pasture Road, head north to the mini roundabout and take the second exit onto Westfield Avenue. Next, turn right onto Carr Lane and then left onto Sundrew Avenue. Finally, turn left onto Butterbur Drive where the property will 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: D

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: Solar Panels

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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:

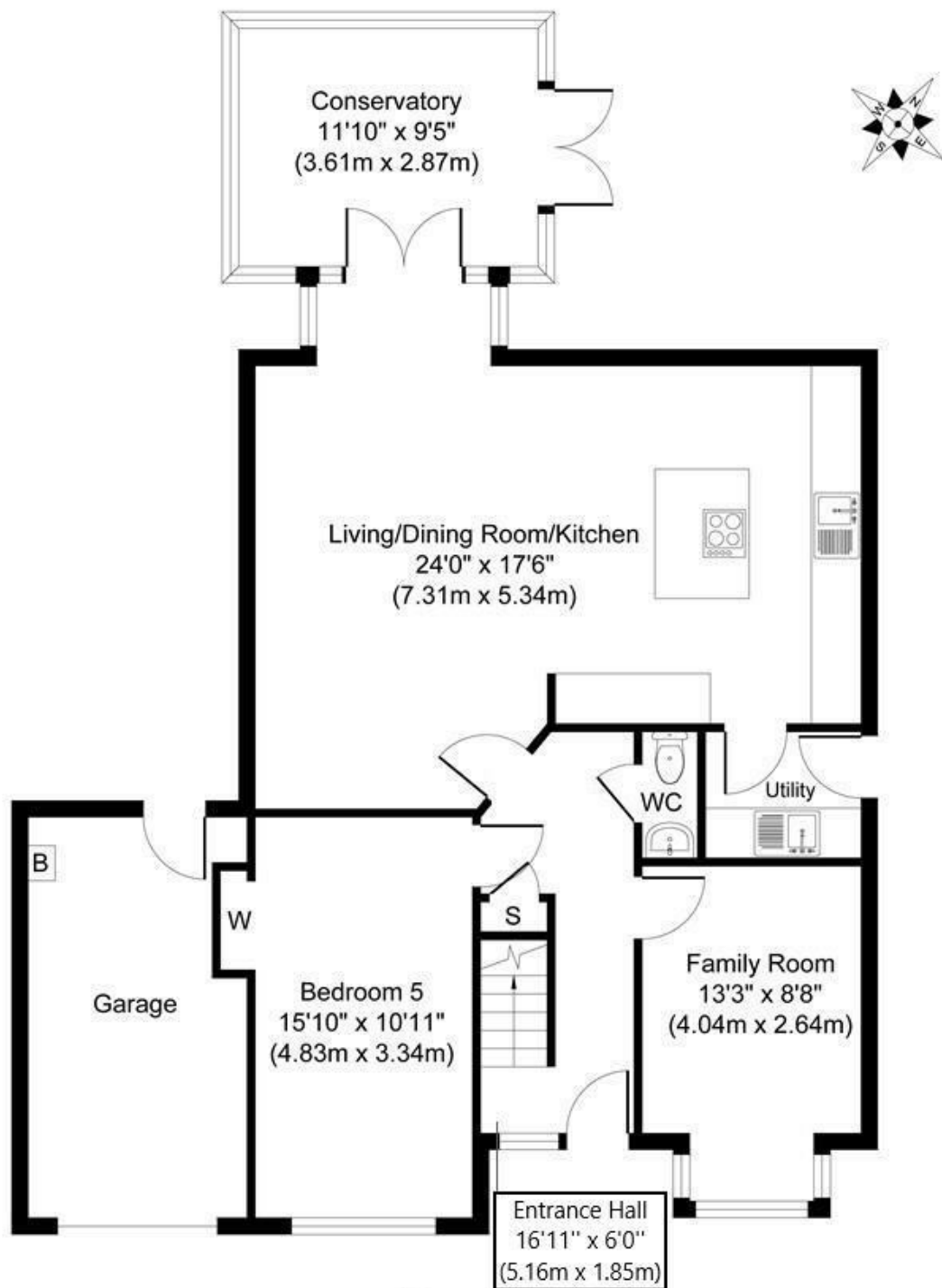
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

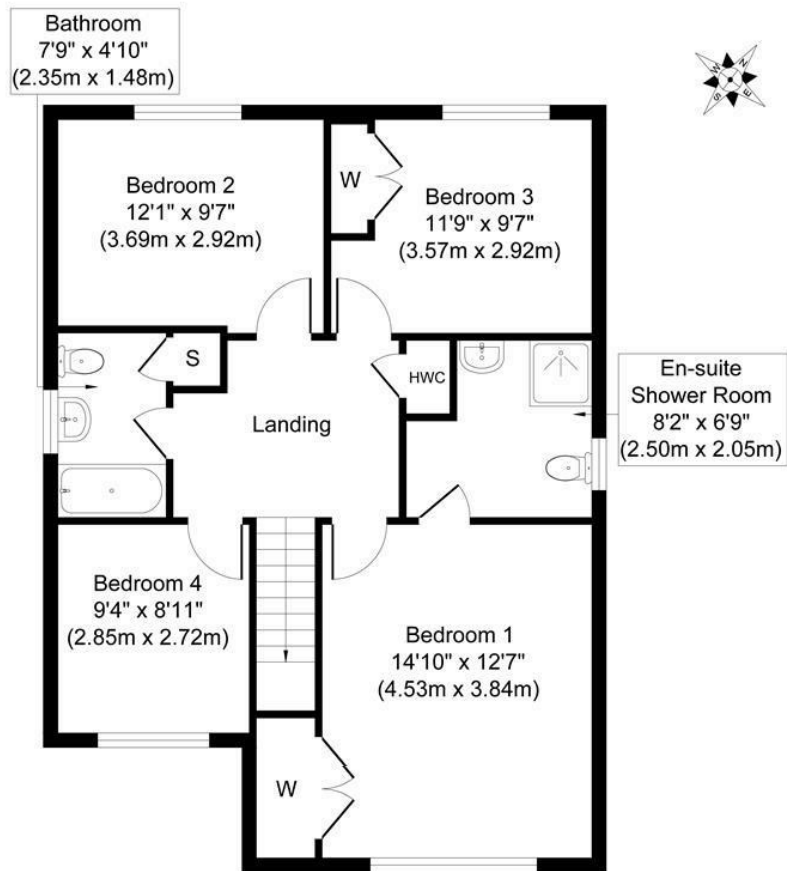
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**1051 sq. ft**  
**(97.63 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**  
**743 sq. ft**  
**(69.04 sq. m)**

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