

Park Row



Ivy Park Road, Goole, DN14 6YG

Offers Over £250,000



**** AMPLE OFF STREET PARKING ** IMMACULATE REAR GARDEN **** Situated in a popular area of Goole, this property briefly comprises: Porch area and Hall, Ground Floor w.c, Lounge, Kitchen and Dining Room. To the First Floor, landing, Bedroom One with en-suite, three further bedrooms and family bathroom. Externally, the property benefits from off street parking for multiple vehicles and garage whilst enjoying a beautifully presented rear garden complete with pergola and outside electrical points and tap. **VIEWING 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

Located in a sought-after area of Goole, this beautifully presented family home boasts generous off-street parking to both the front and side, as well as a well-maintained rear garden designed with social living in mind, complete with a pergola and patio area.

The property welcomes you via a spacious porch and entrance hall, creating an inviting first impression. The dual-aspect lounge benefits from windows to the front and side, allowing plenty of natural light to flood the space and enhancing the warm, family-friendly atmosphere. A recently fitted kitchen sits to the rear of the home, with direct access to the garden—ideal for entertaining—while the adjacent dining room provides a versatile space for family meals or gatherings.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the property continues to impress with ample driveway parking and a garage. The rear garden, accessible via both the kitchen and dining room, is fully enclosed and thoughtfully arranged to maximise outdoor enjoyment, featuring sociable seating areas beneath the pergola and a neatly landscaped setting.

GROUND FLOOR ACCOMMODATION

Porch

Hall

Ground Floor w.c

5'10" x 2'10" (1.80m x 0.88m)

Lounge

19'3" x 10'4" (5.87m x 3.16m)

Kitchen

14'3" x 10'0" (4.35m x 3.06m)

Dining Room

9'6" x 8'9" (2.91m x 2.68m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

12'0" x 11'0" maximum (3.66m x 3.36m maximum)

En-Suite

10'0" x 9'8" (3.06m x 2.95m)

Bedroom Two

10'0" x 9'8" (3.06m x 2.95m)

Bedroom Three

14'3" x 7'1" (4.36m x 2.17m)

Bedroom Four

8'11" x 6'7" (2.72m x 2.01m)

Bathroom

6'7" x 5'5" (2.03m x 1.67m)

EXTERIOR

Front and Side

Ample off street parking with decorative stone area to the front and brick blocked driveway to the side leading to Garage and pedestrian access gate leading into:

Rear

The garden is predominately laid to lawn with patio areas and pergola. The area is fully enclosed and benefits from outside lights, electrical point and tap.

Directions

From our Goole branch, head North towards Centenary Road. At the roundabout, take the 2nd exit to stay on Pasture Road. Continue onto Westfield Avenue, then turn right onto Newclose Lane. Turn left onto Thorntree Lane, then right onto Ivy Park Road. The property will be clearly identified with our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

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: Gas

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 AND 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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

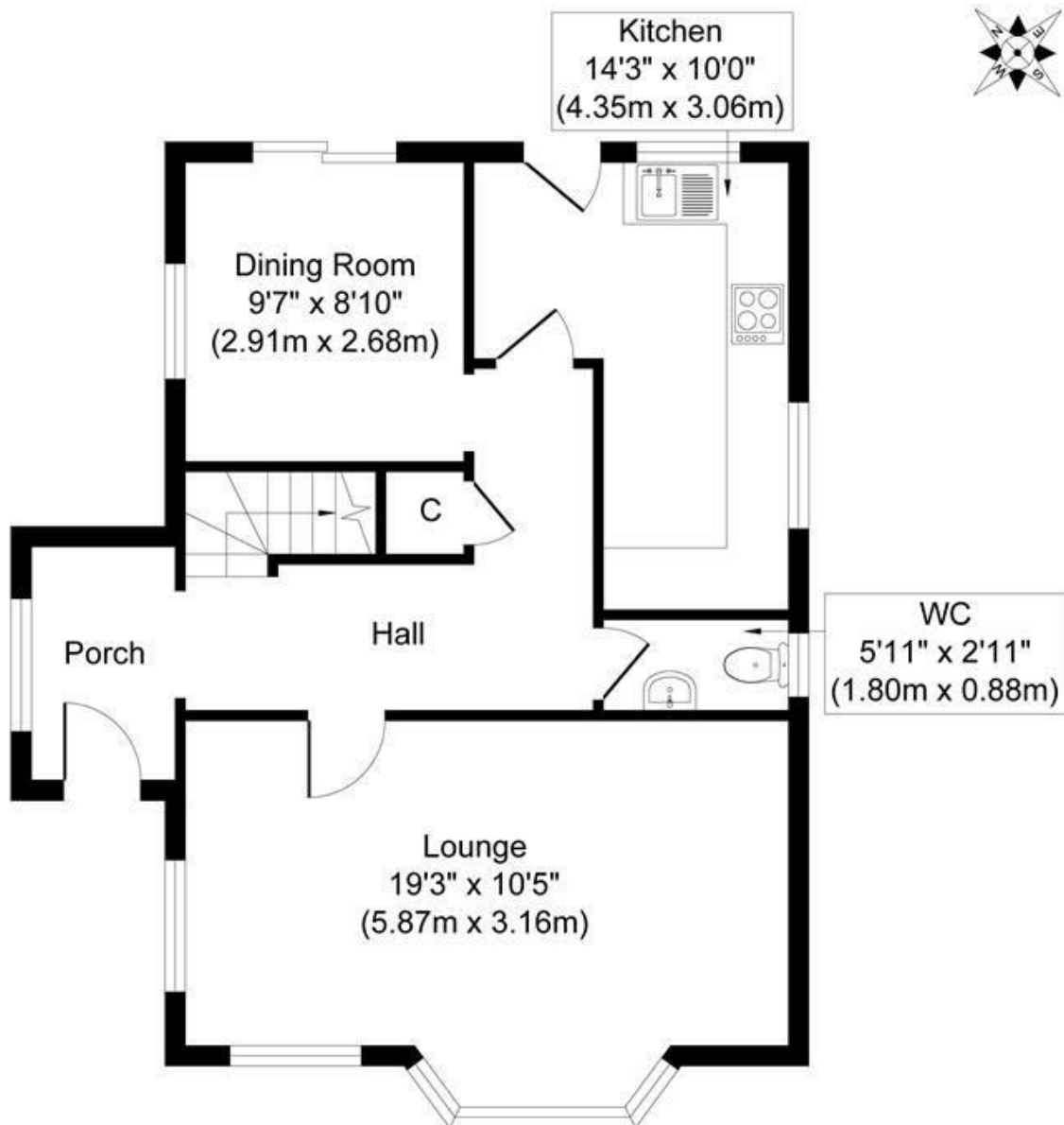
CASTLEFORD - 01977 558480

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.

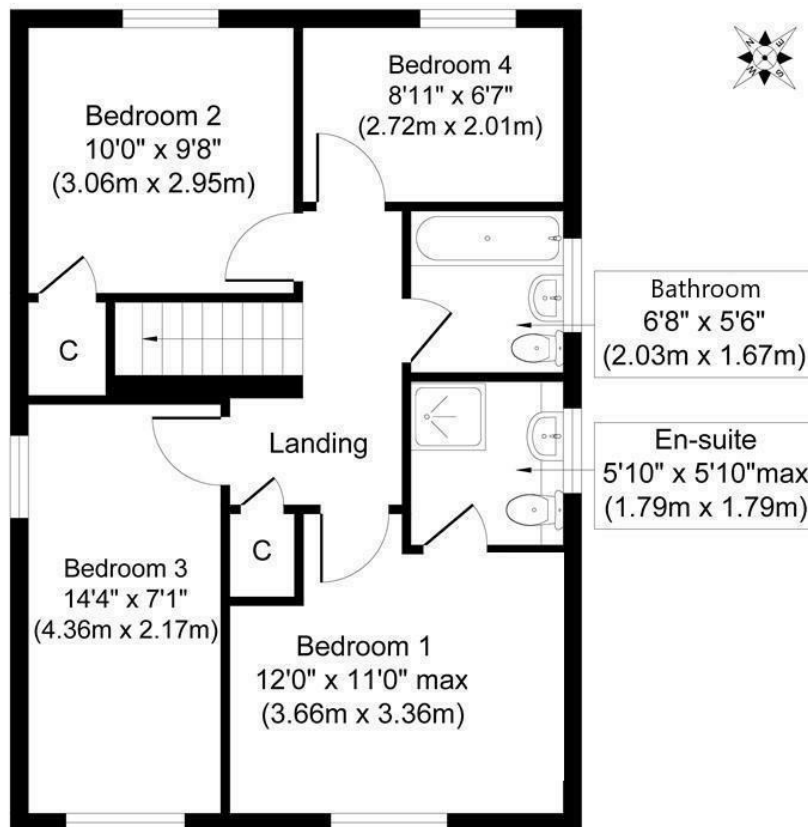
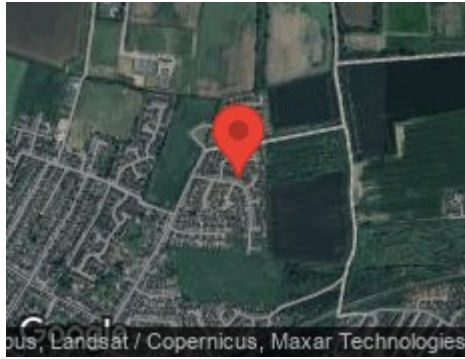




Ground Floor
Approximate Floor Area
593 sq. ft
(55.05 sq. m)

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
543 sq. ft
(50.42 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

