

Park Row



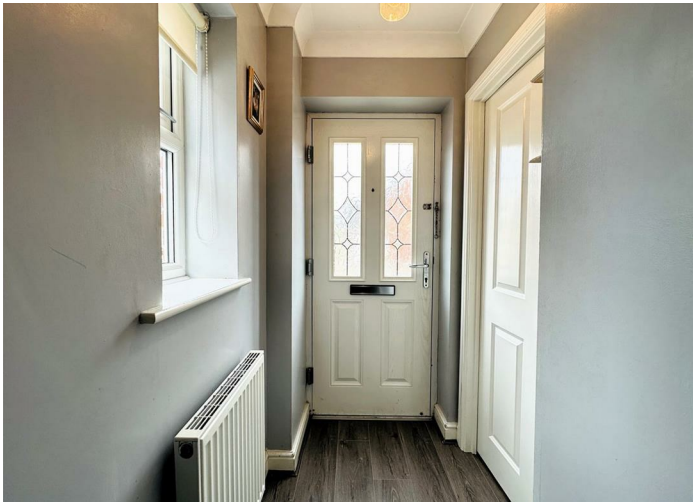
Captains Close, Goole, DN14 6AB

Offers Over £220,000



****ENCLOSED REAR GARDEN**CUL DE SAC LOCATION**** Situated in Goole, this three bedroom detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c.. To the first floor are three bedrooms, an En-Suite and a further Family Bathroom. Externally, the property benefits from a driveway and garage to the front and a fully enclosed rear garden. **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

Situated in a popular residential area of Goole, this well-presented 3-bedroom detached home offers spacious living ideal for families or professionals. The property features a welcoming lounge, a modern open-plan kitchen diner perfect for entertaining, a separate utility room, and a convenient downstairs toilet. Upstairs comprises three generously sized bedrooms, including a master with en-suite shower room, plus a contemporary family bathroom. To the rear is a private garden, ideal for outdoor living. The property also benefits from an attached single garage and a driveway providing off-street parking.

GROUND FLOOR ACCOMMODATION

Hallway

Lounge

14'10" x 13'10" (4.53m x 4.22m)

Kitchen Diner

13'5" x 12'9" (4.09m x 3.91m)

Utility

7'6" x 4'11" (2.30m x 1.52m)

Ground Floor w.c

5'10" x 3'4" (1.79m x 1.02m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'0" x 13'9" (4.29m x 4.21m)

En Suite

Bedroom Two

9'8" x 9'0" (2.96m x 2.76m)

Bedroom Three

9'0" x 7'0" (2.76m x 2.14m)

Bathroom

7'6" x 9'0" (2.30m x 2.76m)

EXTERNAL

Front

Off street parking.

Rear

Enclosed rear garden with timber decking and patio areas.

Garage

16'5" x 9'2" (5.01m x 2.81m)

Attached single garage.

DIRECTIONS

Leave our Goole Office and proceed down Pasture Road towards Centenary Road. At the mini roundabout continue straight ahead on to Westfield Avenue, proceed straight ahead. Continue onto Rutland Road. At the end of the street, take a right on to Carr Lane. Finally, turn right onto Captains Close where the property can be clearly 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 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: 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.

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.

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.

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

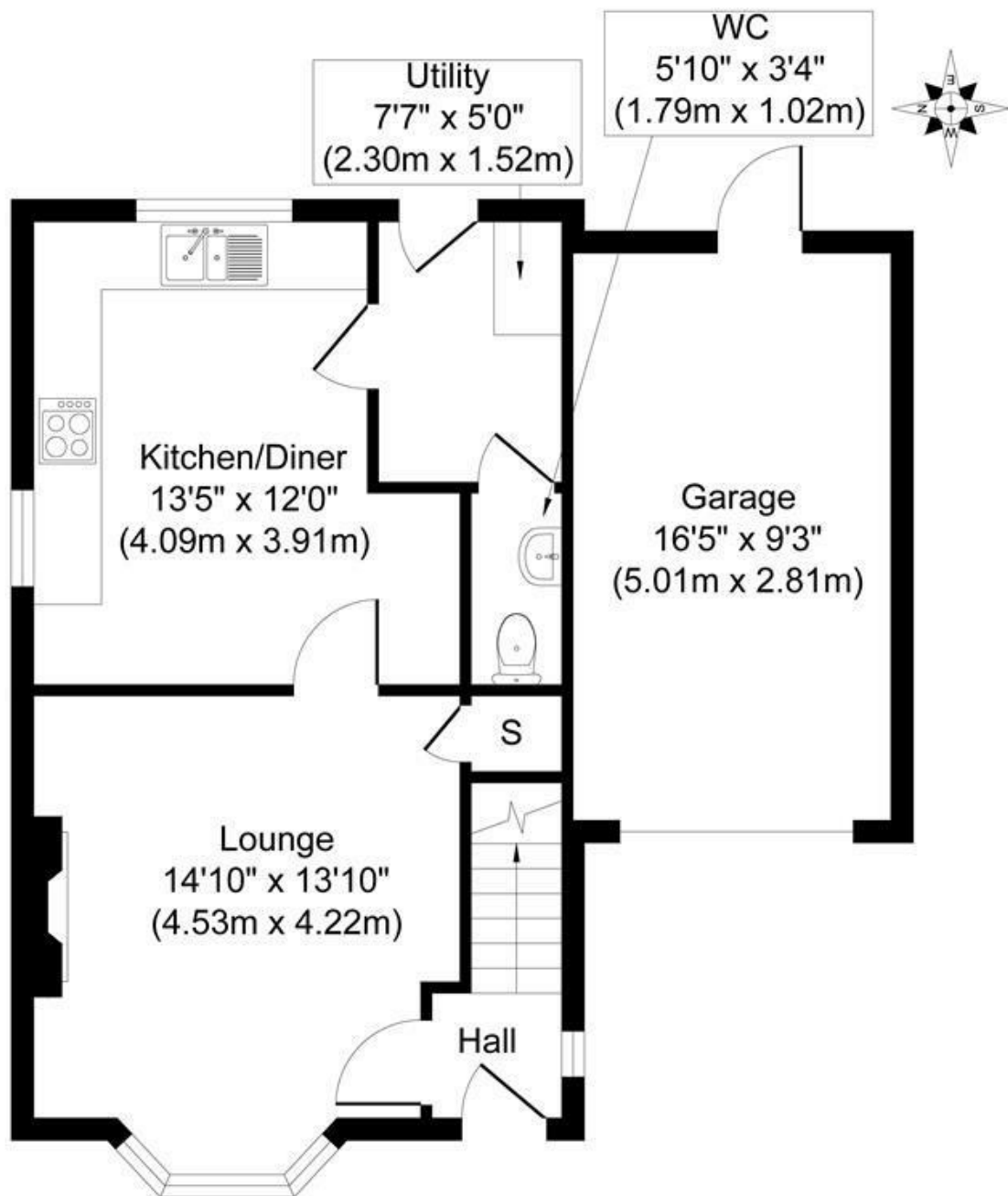
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

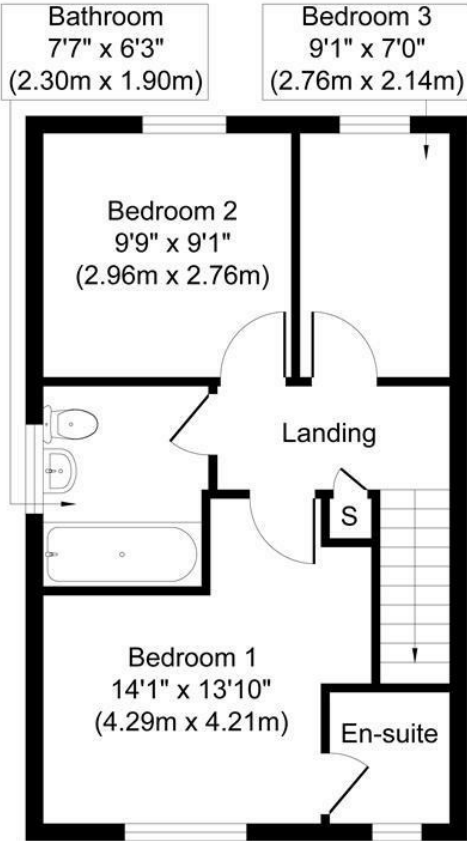




Ground Floor
Approximate Floor Area
563 sq. ft
(52.30 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
398 sq. ft
(36.98 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.
 Copyright V360 Ltd 2025 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

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

