

# Park Row



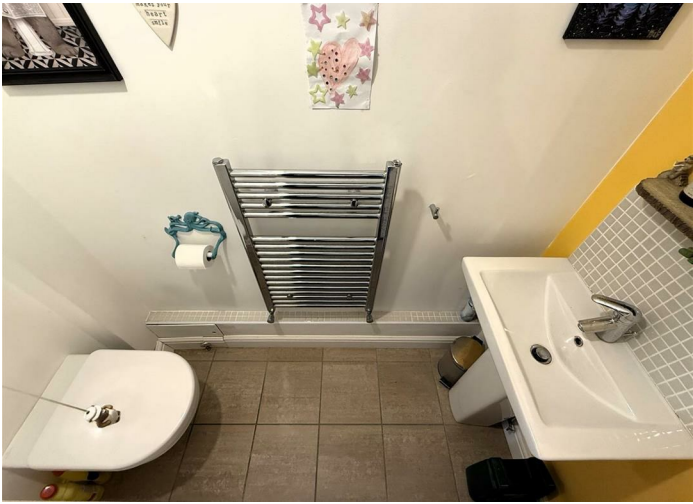
**Drewton Court, Howden, Goole, DN14 7BB**

**£300,000**



**\*\* CLOSE TO SCHOOLS \*\* DESIRABLE LOCATION \*\*** Situated in the market town of Howden, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms and Family Bathroom. Externally the property benefits from off street parking and garage with South-Facing rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS LOVELY HOME. 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

Nestled within a peaceful cul-de-sac in the charming and historical town of Howden, this beautifully presented detached home is perfect for growing families. Offering two spacious reception rooms on the ground floor, there's ample space for both everyday living and entertaining. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the whole family.

The property also boasts the practical benefits of off-street parking and a garage to the rear, along with a generous south-facing garden—ideal for children to play and for enjoying outdoor family time in the sun.

Set in a quiet location yet close to local amenities and schools, this is a fantastic opportunity for families seeking a long-term home in a desirable area.

## GROUND FLOOR ACCOMMODATION

### Hall

### Ground Floor w.c

7'1" x 2'6" (2.18m x 0.77m)

### Lounge

16'7" x 11'4" (5.07m x 3.47m)

### Dining Room

9'11" x 9'3" (3.03m x 2.84m)

### Kitchen

9'11" x 9'3" (3.03m x 2.84m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'8" x 9'11" (3.57m x 3.03m)

### Bedroom Two

10'0" x 9'11" (3.07m x 3.03m)

### Bedroom Three

10'0" x 9'3" (3.06m x 2.83m)

### Bathroom

6'3" x 5'10" (1.91m x 1.78m)

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East 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: 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:

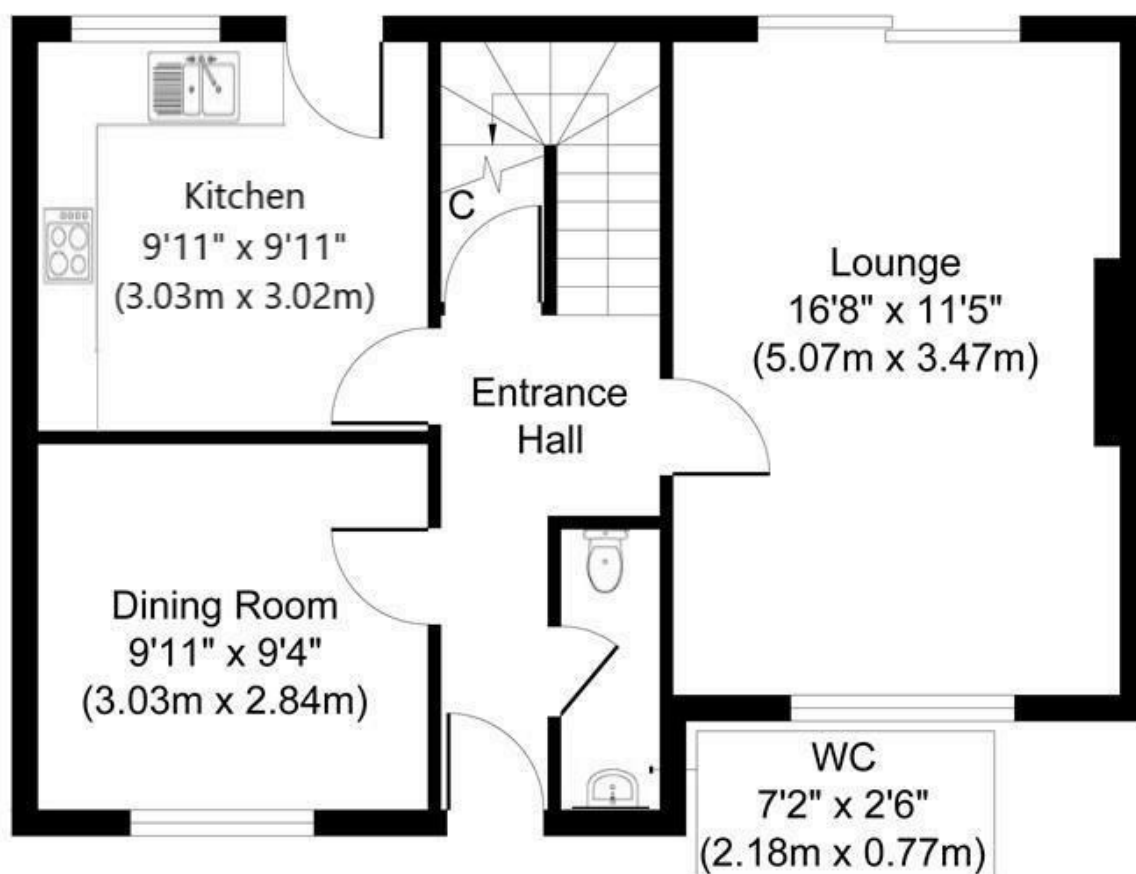
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## 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.

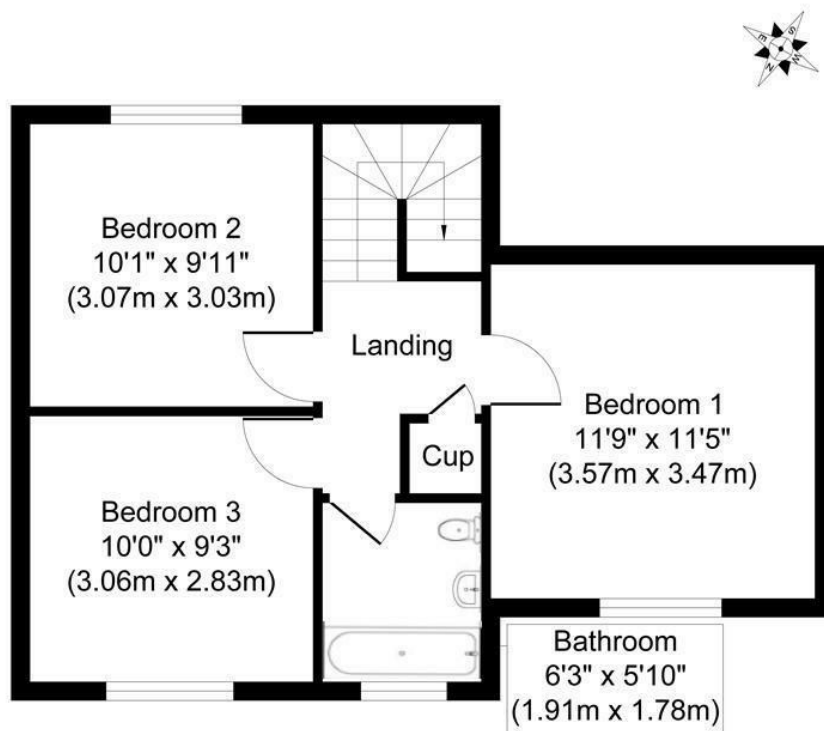






**Ground Floor**  
**Approximate Floor Area**  
**504 sq. ft**  
**(46.88 sq. m)**

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**  
**447 sq. ft**  
**(41.53 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

