

Park Row



Station Road, Howden, Goole, DN14 7AF

Offers Over £350,000



**** CLOSE TO LOCAL AMENITIES ** POPULAR LOCATION **** Situated in the highly sought after village of Howden this four bedroom home briefly comprises; Entrance Hall, Downstairs w.c., Kitchen Diner and Lounge. To the First Floor, four bedrooms with Dressing Room and En-Suite to one and a further Family Bathroom. Externally the property benefits from a Garage and Off-Street Parking to the rear with a fully enclosed rear garden. The the front there is a paved path to the entrance. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY SUMMARY

A beautifully presented four-bedroom detached family home, ideally located in the town of Howden. This spacious property offers well-balanced accommodation across two floors, perfect for modern family living. Upon entering, you are welcomed into a generous entrance hallway providing access to a convenient downstairs W.C., a stylish kitchen diner ideal for entertaining, and a bright and airy lounge with double doors opening onto the rear garden. To the first floor, the property has a family bathroom, two double bedrooms, a single bedroom, and an impressive master bedroom complete with its own dressing room and en suite shower room. Externally, the property benefits from a fully enclosed rear garden, laid mainly to lawn with a paved patio area perfect for outdoor dining. Additional features include off-street parking to the rear, an attached integral garage to the side, and a paved pathway wrapping around the house leading to the main entrance, bordered by a smart metal boundary fence.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c.

Lounge

20'7" x 11'4" (6.29m x 3.47m)

Kitchen Diner

20'8" x 10'10" (6.30m x 3.31m)

Garage

9'11" x 19'3" (3.04m x 5.89m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'3" x 18'11" (3.45m x 5.78m)

Dressing Room

7'9" x 10'3" (2.37m x 3.13m)

En-Suite

9'10" x 6'5" (3.01m x 1.98m)

Bedroom Two

11'6" x 11'4" (3.52m x 3.47m)

Bedroom Three

11'8" x 8'11" (3.57m x 2.73m)

Bedroom Four

8'10" x 7'3" (2.71m x 2.23m)

Bathroom

10'9" x 5'8" (3.28m x 1.75m)

EXTERIOR

Front

To the front there is a paved pathway wrapping around the house leading to the main entrance, bordered by a metal fence.

Rear

To the rear of the property there is a fully enclosed rear garden, laid mainly to lawn with a paved patio and there is also off-street parking.

DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. Go over the roundabout, take the first exit onto Hull Road/A63 and continue onto B1230. Then take a further right onto Station Road.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

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 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.

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

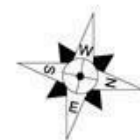
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

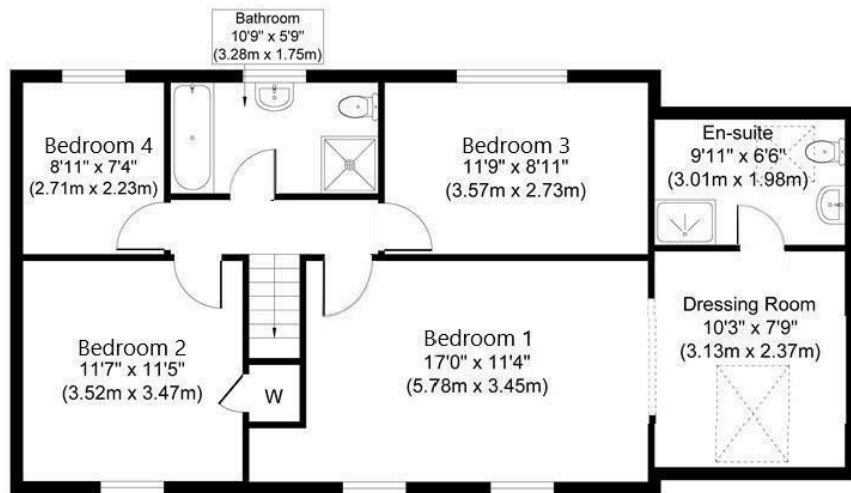




Ground Floor
Approximate Floor Area
859 sq. ft
(79.77 sq. m)

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
859 sq. ft
(79.77 sq. m)

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