

Park Row

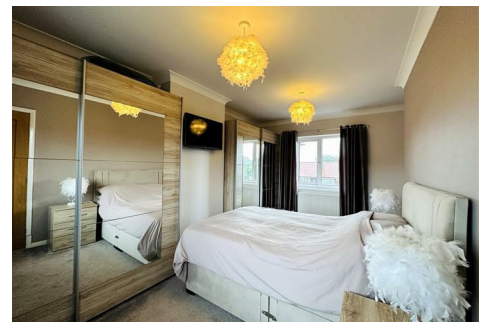


Charles Drive, Goole, DN14 6RJ

Offers Over £150,000



**** SOUTH-FACING REAR GARDEN ** CLOSE TO COMMUTER LINKS **** Situated in the town of Goole, this terraced property briefly comprises: Hall, Lounge, Kitchen and Garden Room, whilst the First Floor offers two bedrooms and Shower Room. Externally, the property benefits from off-street parking and fully enclosed South-facing rear garden. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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 OVERVIEW

Located in the popular town of Goole, this well-presented two-bedroom terraced home offers modern living with a range of recent upgrades, making it ideal for first-time buyers, investors, or downsizers alike.

The ground floor accommodation comprises a welcoming entrance hall, a comfortable lounge, a newly fitted kitchen (2024), and a versatile garden room converted from the original outhouse—perfect for use as a home office, dining space, or additional reception area. Upstairs, the property benefits from two good-sized bedrooms and a stylish shower room, installed during a full renovation in 2019.

Externally, the property boasts a dropped kerb offering off-street parking, and a fully enclosed, south-facing rear garden which was landscaped and re-fenced in 2019—perfect for outdoor relaxation and entertaining.

Significant upgrades include a full rewire in 2019, plastering and carpeting throughout, new lighting, and a partially boarded loft for additional storage. A new boiler was installed in 2022 and remains under a 10-year warranty (subject to annual servicing). The kitchen, back door, and flooring were all replaced in 2024, adding further appeal to this move-in ready home.

Early viewing is highly recommended to fully appreciate the quality and value on offer.

GROUND FLOOR ACCOMMODATION

Hall

6'0" x 3'9" (1.85m x 1.16m)

Lounge

15'5" x 9'5" (4.71m x 2.88m)

Kitchen

15'5" x 8'11" (4.71m x 2.72m)

Garden Room

9'9" x 5'9" (2.98m x 1.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

15'5" x 11'2" (4.72m x 3.42m)

Bedroom Two

12'5" x 9'9" (3.81m x 2.99m)

Shower Room

7'4" x 5'3" (2.24m x 1.62m)

EXTERIOR

Front

Dropped kerb providing off-street parking.

Rear

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

DIRECTIONS

From our office on Pasture Road, head north towards Third Avenue, at the roundabout, take the 2nd exit to stay on Pasture Road, continue onto Westfield Avenue, turn left onto Western Road, then right onto Cobbler Hill, take the first right onto Charles Drive. The property can be clearly identified by a Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

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 Practices) 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

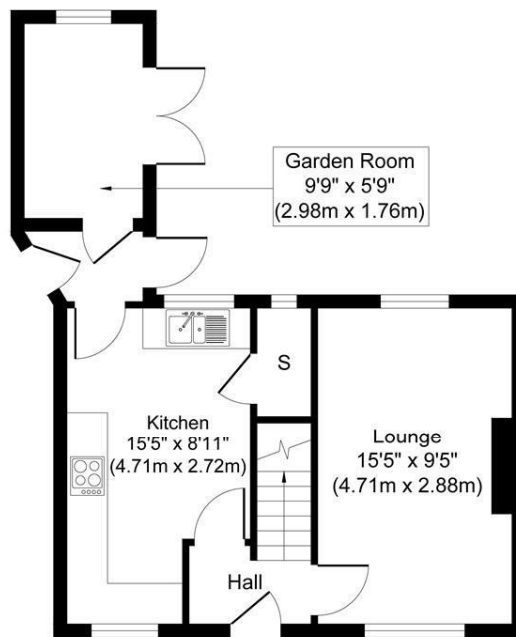
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

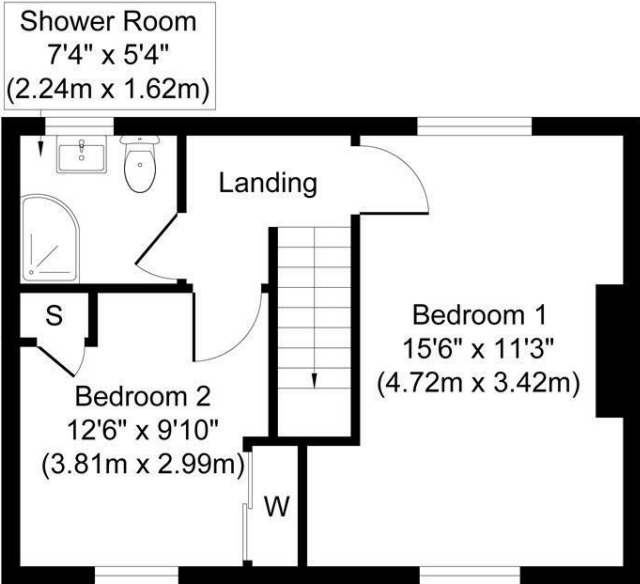




Ground Floor
Approximate Floor Area
410 sq. ft
(38.11 sq. m)

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
335 sq. ft
(31.08 sq. m)

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