

Park Row



Banks Close, Goole, DN14 6YR

Offers Over £200,000



**** VIEWS OVER FIELDS ** CUL-DE-SAC LOCATION **** Situated in Goole, this semi-detached property briefly comprises: Entrance Hall, Ground Floor w.c, Kitchen and Lounge. To the First Floor are three bedrooms and a Bathroom. Externally, the property benefits from off street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY OVERVIEW

This beautifully presented semi-detached home, situated in the popular town of Goole, offers stylish and comfortable living throughout. The ground floor features a generously sized lounge, ideal for both relaxing and entertaining, alongside a sleek, modern kitchen and a convenient downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms, perfect for a growing family or those in need of home office space, as well as a contemporary family bathroom.

Outside, you'll find a well-maintained rear garden complete with an undercover patio area—perfect for year-round outdoor dining and relaxation. To the front, the property offers off-street parking, ensuring both convenience and ease of access.

GROUND FLOOR ACCOMMODATION

Entrance Hall

17'9" x 3'11" (5.43m x 1.21m)

Kitchen

17'1" x 12'0" (5.22m x 3.68m)

Lounge

15'8" x 12'0" (4.78m x 3.66m)

Ground Floor w.c

6'6" x 3'7" (1.99m x 1.10m)

FIRST FLOOR ACCOMMODATION

Landing

10'3" x 6'8" (3.13m x 2.04m)

Bedroom One

15'7" x 10'0" (4.77m x 3.05m)

Bedroom Two

12'5" x 11'6" (3.79m x 3.51m)

Bedroom Three

7'10" x 6'9" (2.41m x 2.08m)

Bathroom

8'8" x 6'8" (2.65m x 2.05m)

EXTERIOR

Front

Off Street parking.

Rear

Enclosed rear garden with patio area.

DIRECTIONS

From our branch on Pasture Road head towards Third

Avenue. At the roundabout, take the 2nd exit and stay on Pasture Road. Continue onto Westfield Avenue then turn right onto Newclose Lane and turn left onto Thorntree Lane. Continue to the end of Thorntree Lane which turns into Banks Close.

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: Gas 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.

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

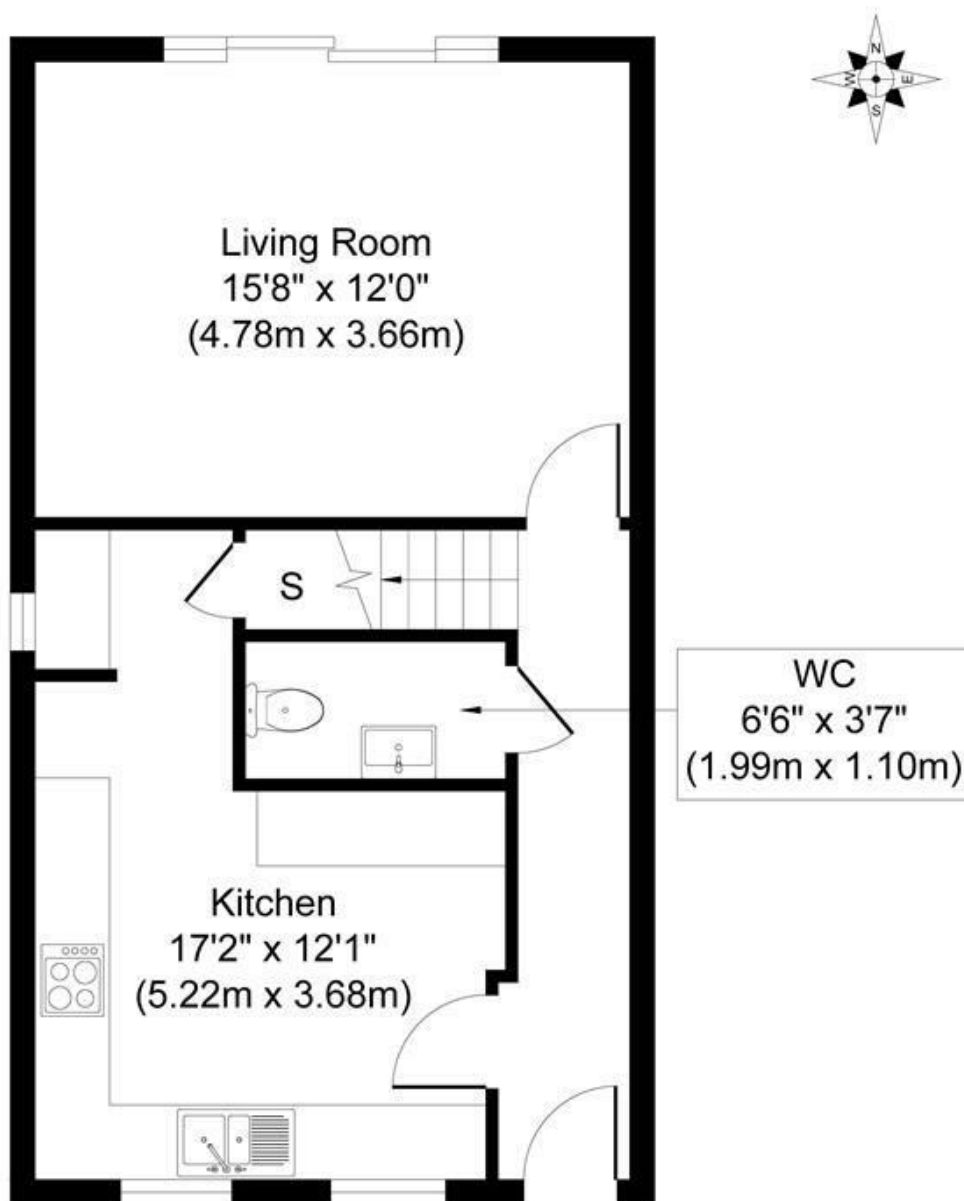
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

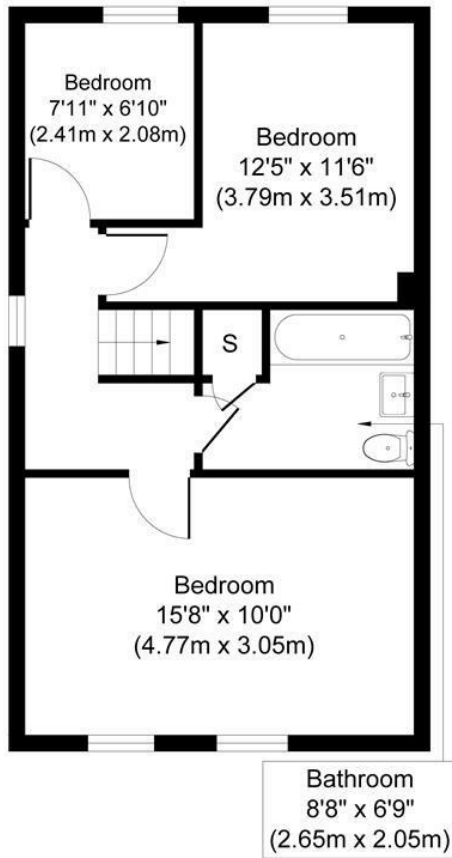




Ground Floor
Approximate Floor Area
462 sq. ft
(42.92 sq. m)

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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