

Park Row



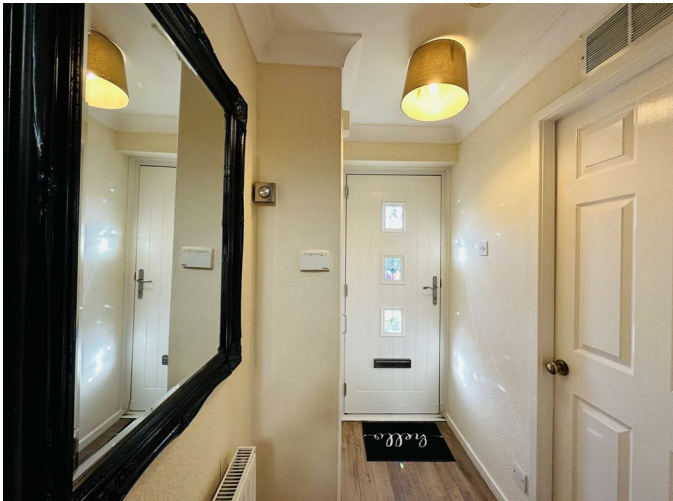
Montrose Drive, Goole, DN14 5XX

Offers Over £180,000



**** OFF STREET PARKING ** IDEAL FIRST TIME BUYER PROPERTY **** Situated in Goole, this three bedroom detached property briefly comprises: Hall, Lounge, Kitchen Diner. To the First Floor are three Bedrooms, and a Family Bathroom. Externally, the property benefits from a driveway to the front with car port to the side of the house. There is a fully enclosed rear garden with and patio and decking areas. **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

The property is situated on Montrose Drive in the town of Goole, this beautifully presented three bedroom detached house offers a perfect blend of comfort and style. As you enter, you are welcomed by a hallway that leads into a bright and airy lounge, creating an inviting atmosphere.

The modern kitchen diner is designed to be warm and cosy, making it an ideal space for family meals and gatherings with door leading to the rear garden.

This delightful home features two generously sized double bedrooms, alongside a single bedroom, providing ample space. The family bathroom is modern and practical, complete with a shower over the bath and tasteful tiling.

Externally, the property has a convenient driveway with a carport to the side, ensuring ample parking. The rear garden is a true highlight, featuring a superb patterned paved area that seamlessly transitions to a well-maintained lawn. At the far end of the garden, a charming decking area is surrounded by shrubs, creating a tranquil retreat for outdoor enjoyment.

This delightful house is not only a wonderful family home, with its attractive features and inviting spaces, this property is sure to impress.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

16'10" x 11'10" (5.15m x 3.63m)

Kitchen Diner

14'11" x 11'1" (4.57m x 3.40m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'6" x 8'9" (4.44m x 2.69m)

Bedroom Two

11'9" x 8'9" (3.59m x 2.67m)

Bathroom

6'3" x 5'11" (1.92m x 1.82m)

EXTERIOR

Front

To the front is a laid lawned area to the front with a paved driveway to the side leading to a car port.

Rear

To the rear is a fully enclosed well presented garden, with paved patio area, lawned garden with shrubs and trees and decking area further to the rear.

DIRECTIONS

Leaving our office on Pasture Road turn right at the lights and over the crossing turning right onto Mariners Street, veer left and turn left on to Stanhope Street At the roundabout take the 3rd exit onto North Street and follow this road until turning left onto Wentworth Drive, right onto Bretton Avenue and left onto Montrose Drive where the property can be identified by our Park Row 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: B

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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480


UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains




Broadband: Ultrafast
Mobile: 5G

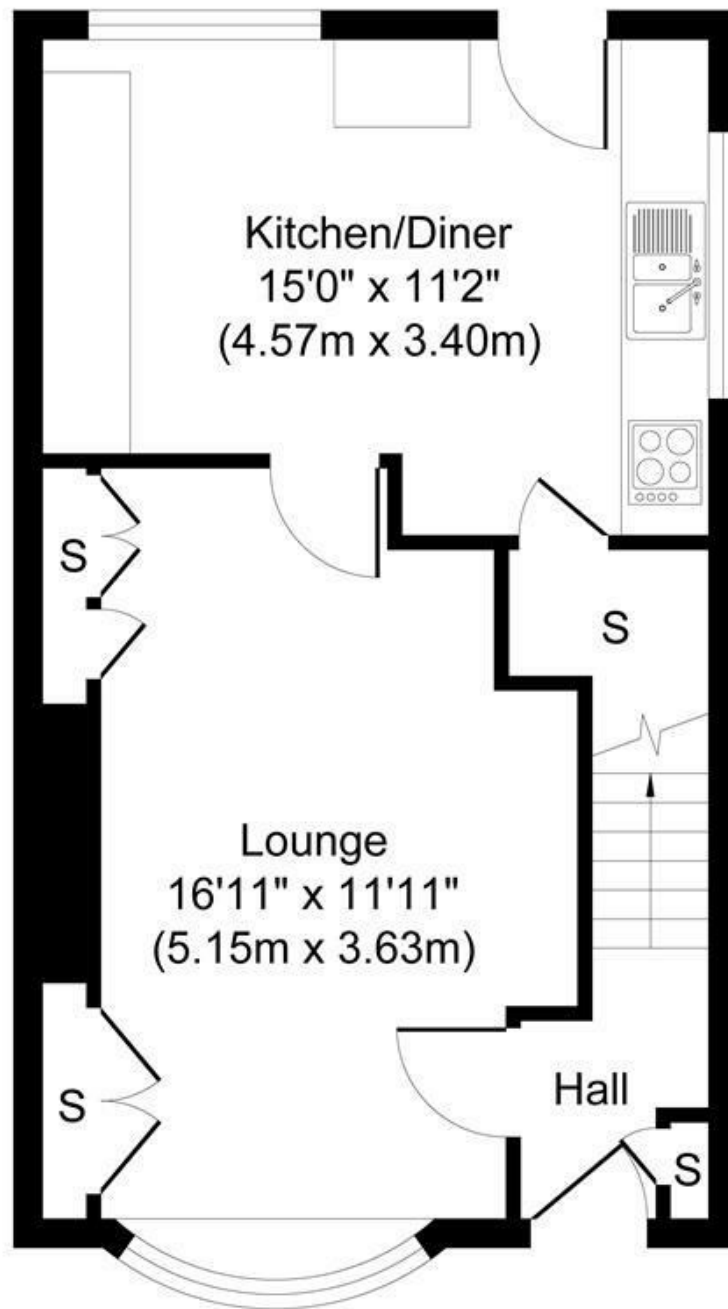
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

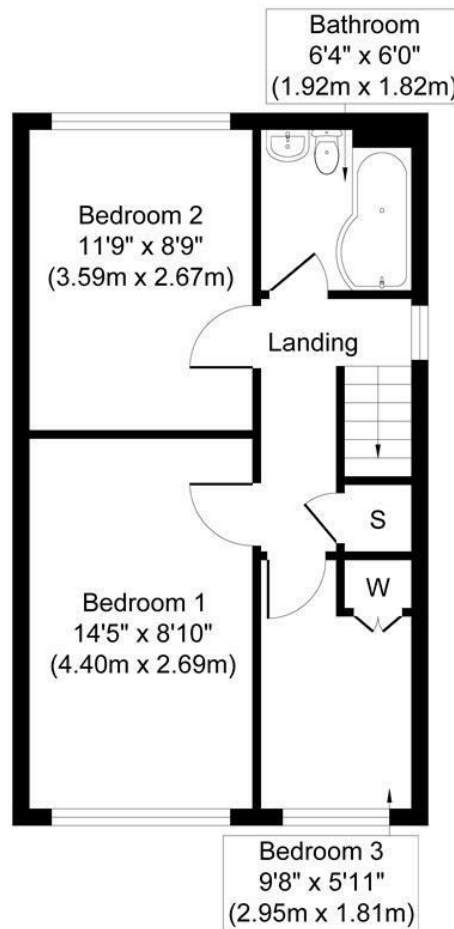




Ground Floor
Approximate Floor Area
405 sq. ft
(37.60 sq. m)

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
398 sq. ft
(36.97 sq. m)

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