

Park Row

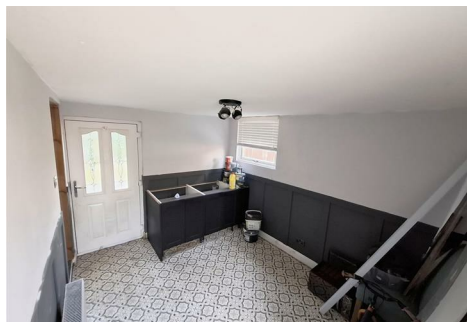


Empson Avenue, Goole, DN14 6PD

Asking Price £140,000



**** PATIO DOORS ** UTILITY**** Situated in Goole, this three bedroom semi-detached property briefly comprises: Hall, Kitchen, Utility and Lounge. To the First Floor are three bedrooms, and a Family Bathroom. Externally, the property benefits from a driveway to the side. Front garden and fully enclosed rear garden. **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

This spacious 3 bedroom semi-detached property is ideally located in a popular residential area of Goole, just moments from local schools, bus routes, and everyday amenities, making it a perfect family home. Step inside to discover a modern kitchen diner, a welcoming lounge, and a handy W/C on the ground floor. Upstairs, you'll find three generously sized bedrooms and a family bathroom, with the master suite and private en-suite spanning the entire top floor, with a private garden, family-friendly layout, and excellent commuter links, this home ticks all the boxes for comfortable modern living.

GROUND FLOOR ACCOMMODATION

Hall

13'6" x 7'4" (4.12m x 2.25m)

Kitchen

13'6" x 12'11" (4.12m x 3.96m)

Utility

11'6" x 8'7" (3.52m x 2.64m)

Lounge

19'4" x 9'10" (5.91m x 3.02m)

FIRST FLOOR ACCOMMODATION

Landing

8'11" x 7'1" (2.73m x 2.17m)

Bedroom One

12'11" x 10'10" (3.94m x 3.31m)

Bedroom Two

12'9" x 10'2" (3.89m x 3.11m)

Bedroom Three

9'0" x 8'10" (2.76m x 2.71m)

Bathroom

7'1" x 6'0" (2.17m x 1.85m)

EXTERIOR

Front

A front driveway secured by decorative wrought iron gates offers parking for two vehicles. The front lawn, bordered by a shrub hedge, provides added privacy. A wooden pedestrian gate and slate paving lead you to the welcoming front entrance. Further wooden pedestrian access gate to the side of property leading in to the rear garden.

Rear

The rear garden is fully enclosed with sturdy concrete posts and timber fencing, offering a secure and private outdoor space. The ground is primarily covered with gravel.

DIRECTIONS

From our Goole office on Pasture Road continue straight towards Centenary Road and at the mini roundabout continue forward onto Westfield Avenue. Continue straight ahead until turning left onto Western Road. Take a left onto Empson Avenue where the property can be clearly identified by a Park Row 'For Sale' board.

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 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

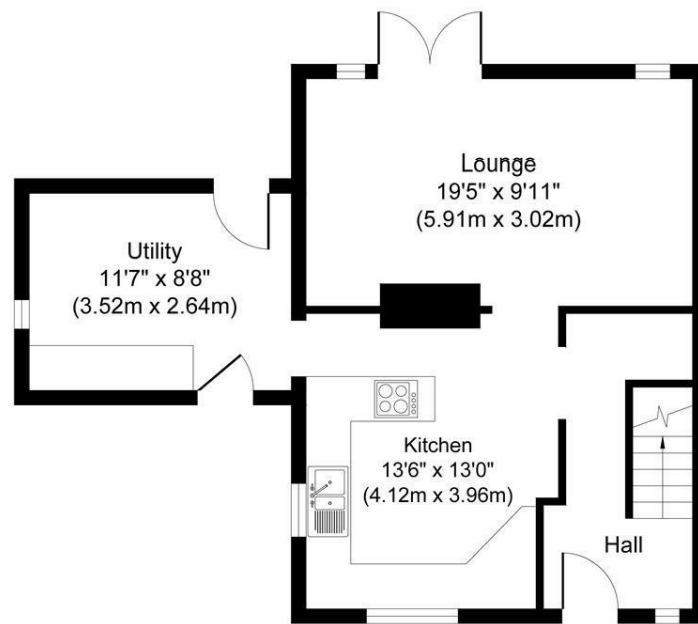
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

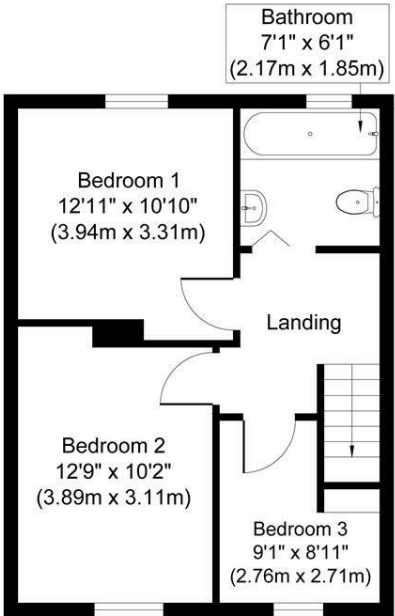
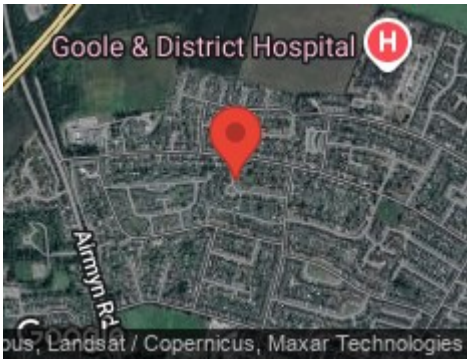




Ground Floor
Approximate Floor Area
501 sq. ft
(46.56 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
396 sq. ft
(36.74 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.

Copyright V360 Ltd 2025 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

