

Park Row

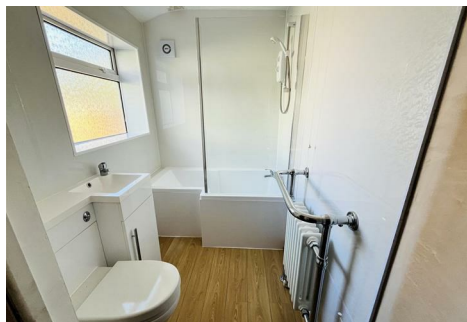


Moorland Road, Old Goole, Goole, DN14 5TX

Offers Over £90,000



****NO ONWARD CHAIN** VACANT POSSESSION**** Situated in Old Goole, this Two bedroom Mid-Terrace property briefly comprises: Lounge, Dining Room, Kitchen and Bathroom. To the first floor there is Two Double Bedrooms. Externally, the property benefits rear Yard and Garden area. **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 OVERVIEW

This Mid-Terraced property offers a fantastic investment opportunity in the heart of Old Goole. The ground floor features a lounge, a separate dining room, a brand new kitchen, and a modern bathroom. Upstairs, there are two generous double bedrooms, providing comfortable living space.

Outside, to the rear the property benefits from a courtyard with gated access leading to a lawned garden, perfect for relaxing or entertaining.

With its combination of modern kitchen, bathroom and versatile layout, and outdoor space, this property is ideal for investors.

GROUND FLOOR ACCOMMODATION

Lounge

11'6" x 11'8" (3.53m x 3.56m)

Dining Room

12'1" x 11'5" (3.70m x 3.48m)

Kitchen

10'7" x 5'1" (3.24m x 1.56m)

Bathroom

8'9" x 5'0" (2.68m x 1.53m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'5" x 10'10" (3.50m x 3.32m)

Bedroom Two

12'2" x 11'6" (3.71m x 3.52m)

EXTERIOR

Front

To the front is a small courtyard

Rear

To the rear is a paved court yard with a gate leading to a lawned garden.

DIRECTIONS

From our office on Pasture Road heading towards the town centre, turn left onto Boothferry Road and over the level crossing turning right onto Mariners Street, keep to the right and follow the road, turning right onto Moorland Road 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East 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:

Heating:

Sewerage:

Water:

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.

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:


SELBY - 01757 241124

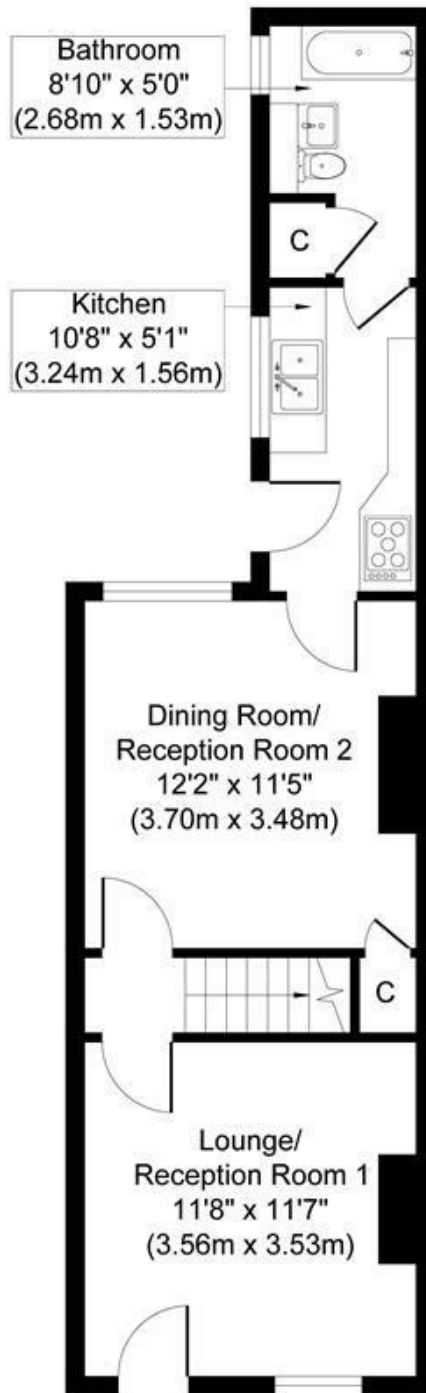
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

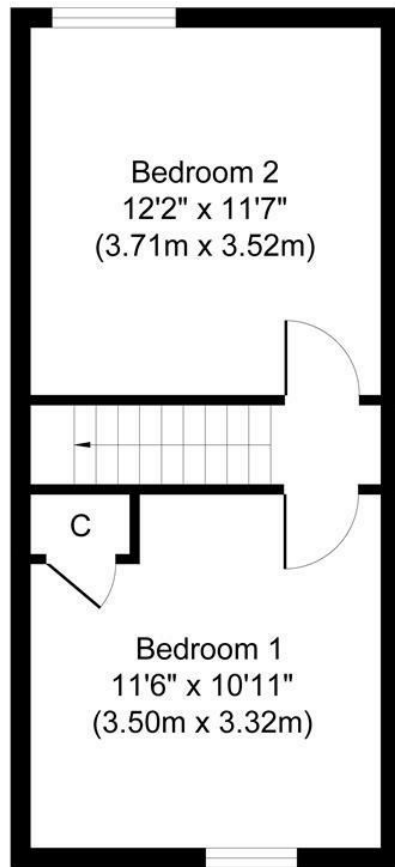




Ground Floor
Approximate Floor Area
417 sq. ft
(38.70 sq. m)

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
314 sq. ft
(29.15 sq. m)

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