

Park Row



Donville Road, Eastoft, Scunthorpe, DN17 4PS

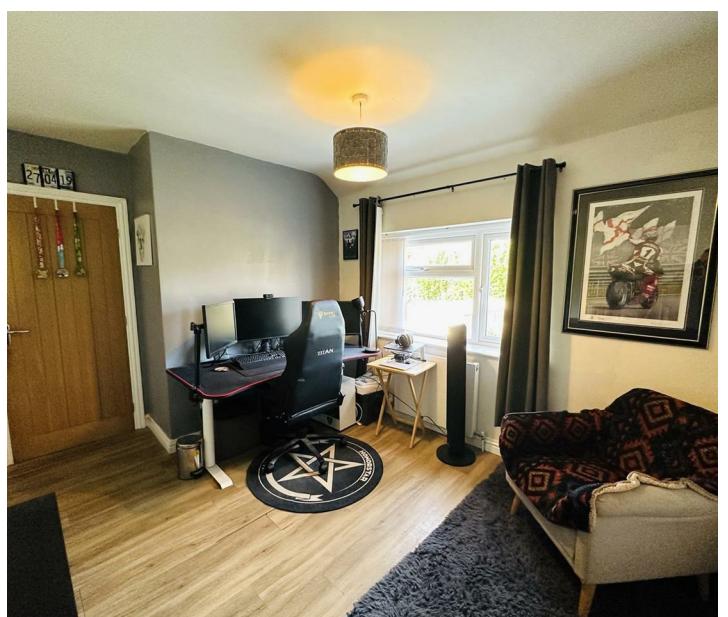
Offers Over £175,000



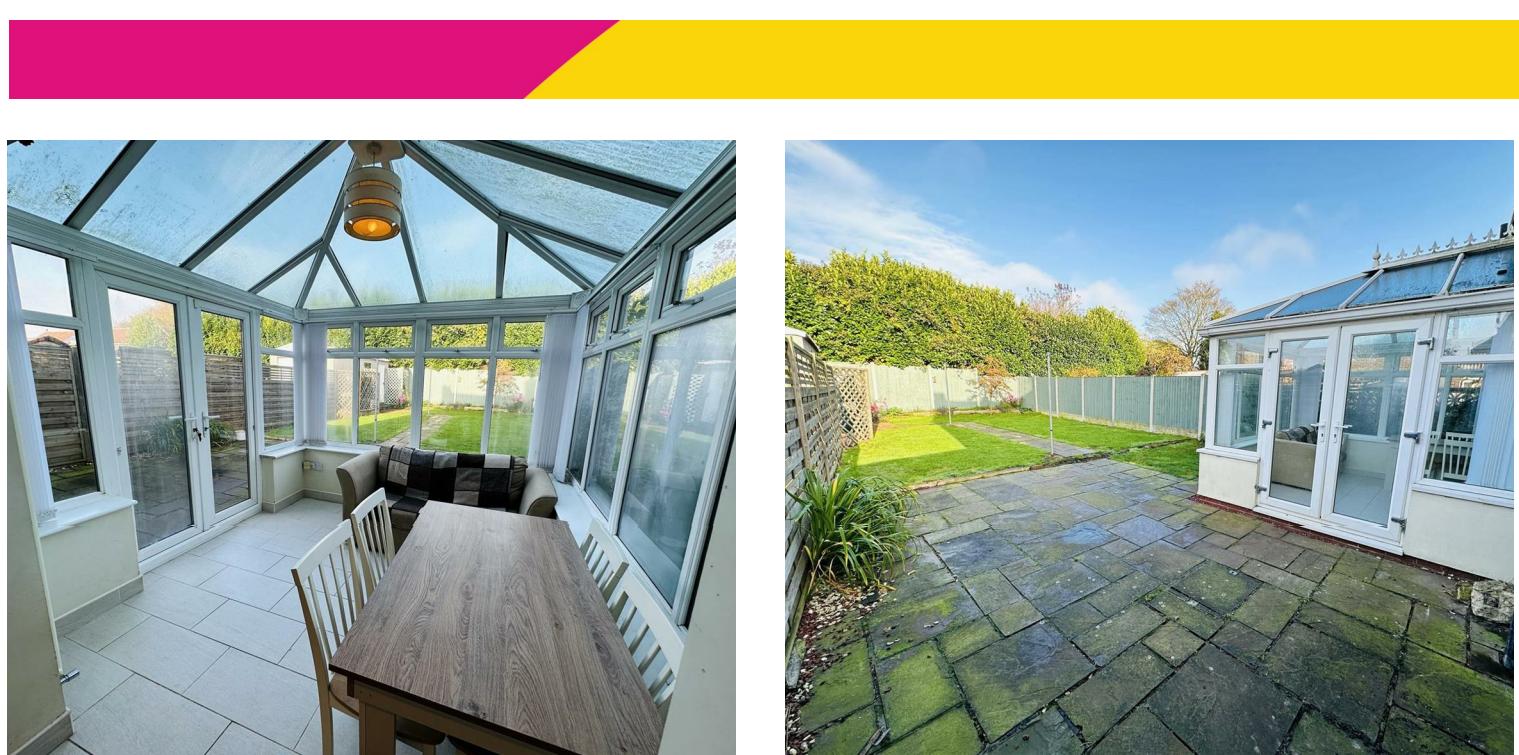
****SOUGHT-AFTER LOCATION** GROUND FLOOR SHOWER ROOM**** Situated in Eastoft, this semi-detached property briefly comprises: Hall, Lounge, Utility, ground floor W.c, Shower Room, Kitchen Diner and Conservatory. To the first floor there are Two Double Bedrooms, One single Bedroom and family Bathroom. Externally, the property benefits from a driveway and garage , to the rear there is a paved seating area and lawned 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 OVERVIEW

This beautifully presented semi detached home is located in the desirable village of Eastoft. The property offers spacious and versatile living accommodation, ideal for families. The ground floor features a welcoming entrance hall, a separate lounge, and a modern kitchen diner that opens into a bright conservatory with direct access to the garden. There is also a useful utility room complete with a W.C. and shower room for added convenience.

Upstairs, the master bedroom benefits from fitted wardrobes, alongside two additional well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a driveway with ample parking and a garage to the front. To the rear, there is an enclosed north-facing lawned garden with a paved seating area, perfect for outdoor relaxation and entertaining.

This lovely home combines modern living with comfort and practicality in a peaceful village setting.

GROUND FLOOR ACCOMMODATION

Entrance Hall

16'9" x 6'1" (5.13m x 1.87m)

Lounge

12'7" x 12'7" (3.85m x 3.84m)

Utility

12'3" x 5'10" (3.74m x 1.80m)

Shower Room

5'10" x 3'0" (1.79m x 0.93m)

Ground Floor w.c

4'11" x 2'4" (1.51m x 0.72m)

Kitchen Diner

19'1" x 9'10" (5.84m x 3.01m)

Conservatory

9'10" x 8'11" (3.01m x 2.74m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'9" x 12'7" (3.90m x 3.84m)

Bedroom Two

12'7" x 9'10" (3.85m x 3.01m)

Bedroom Three

9'3" x 7'11" (2.82m x 2.43m)

Bathroom

8'3" x 5'6" (2.54m x 1.69m)

EXTERIOR

Front

To the front is a small lawned area and a driveway for ample parking leading to a single garage.

Rear

To the rear is a paved seating area and lawned garden.

DIRECTIONS

From our office on Pasture Road in Goole, head out of town towards the A161. At the junction, turn right onto the A161 and follow it south through Swinefleet. Continue straight on the A161 until you reach the village of Eastoft. As you enter Eastoft, Donville Road is on your left where the property can then clearly be identified by our Park Row Properties '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 County Council

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: Oil

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.

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:

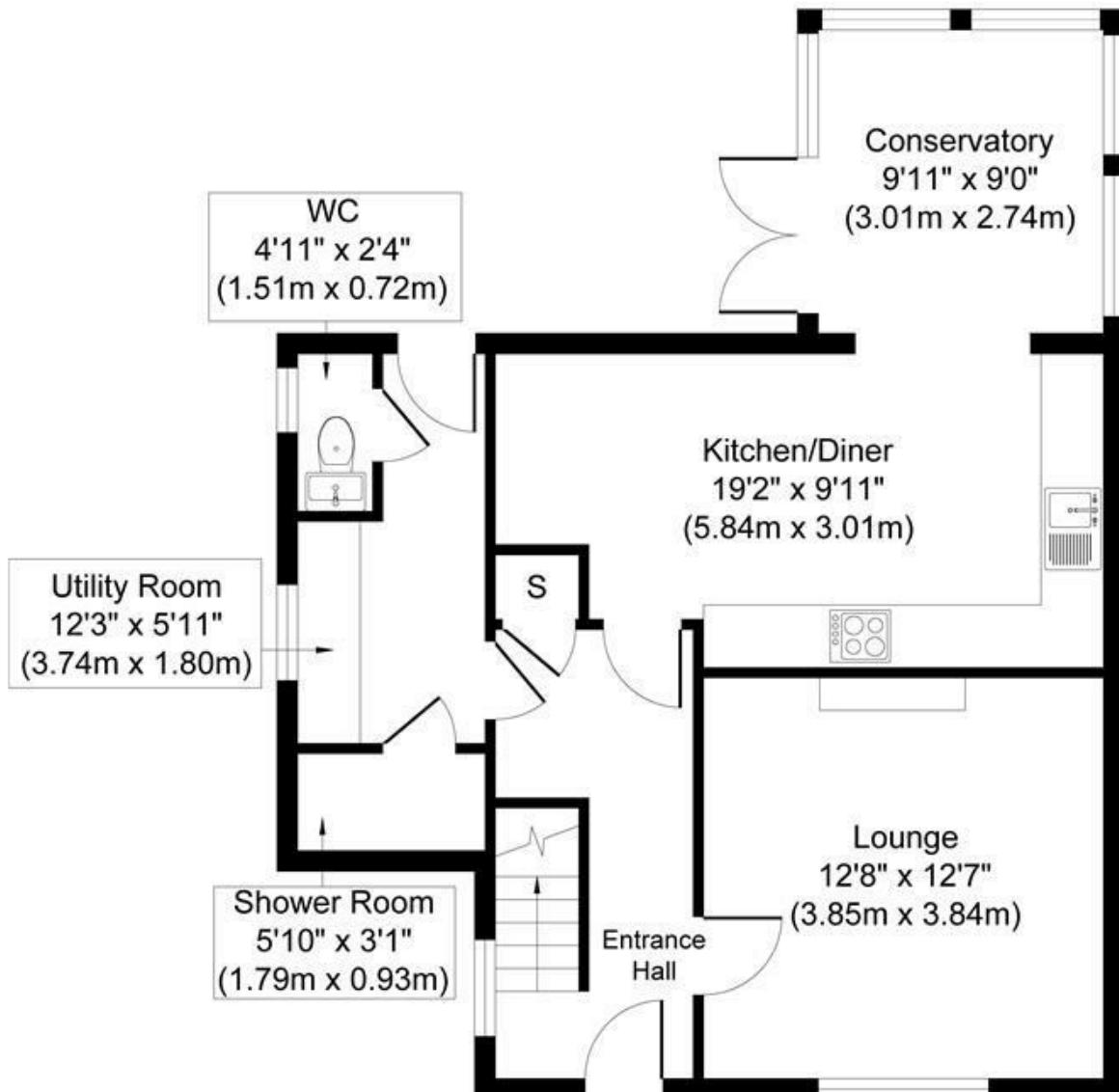
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

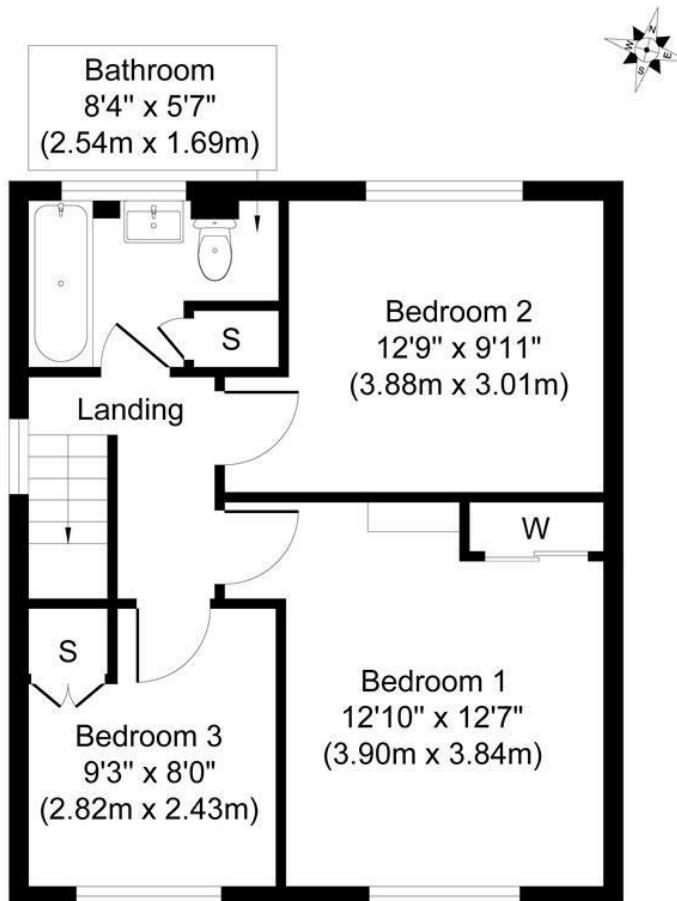
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
627 sq. ft
(58.23 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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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(87-91)	B		
(80-86)	C		
(70-79)	D		
(60-69)	E		
(50-59)	F		
(40-39)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(87-91)	B		
(80-86)	C		
(70-79)	D		
(60-69)	E		
(50-59)	F		
(40-39)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			