

Park Row

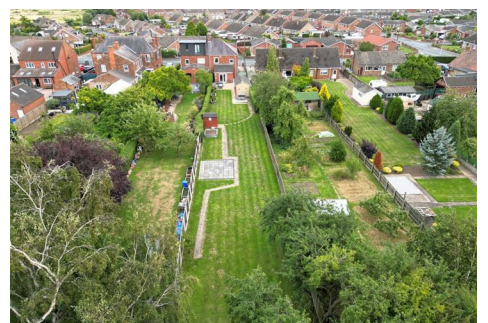


Thorntree Lane, Goole, DN14 6LJ

Offers Over £270,000



**** PATIO DOORS ** EN SUITE **** Situated in Goole, this three bedroom semi-detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room and Utility. To the First Floor are three double, one with an En-Suite, and a further Family Bathroom. Externally, the property benefits from a driveway to the front and side of the house. There is a fully enclosed rear garden with detached garage and patio 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

This beautifully presented three-bedroom semi-detached home, offers generous living space, stylish finishes, and a truly impressive outdoor area – all set in a popular residential part of Goole.

Inside the front entrance, a bright and airy hallway leads into the dining room. From here, double doors open into a spacious lounge, perfect for relaxing or entertaining. The dining room flows beautifully into the stylish kitchen, creating a sense of space and continuity.

The kitchen is a standout feature of this home, with its modern two-tone design and contemporary woodgrain surfaces. It's a bright and functional heart of the home with patio doors that open directly onto the garden. A separate utility room adds further convenience to the ground floor. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with en suite. A contemporary family bathroom with separate shower serving the remaining two bedrooms.

Outside, this property really shines. To the rear, a vast, fully enclosed garden stretching approximately 100m offers abundant space for outdoor living, gardening, or simply enjoying the fresh air. Multiple patio areas make it ideal for dining al fresco or relaxing in the sun. The property also benefits from off-street parking for multiple vehicles, a detached garage, and low-maintenance frontage. A fantastic opportunity for anyone looking for comfort, space, and a well-connected location this home is ready to enjoy from day one. Early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Lounge

15'10" x 15'0" (4.85m x 4.59m)

Dining Room

11'11" x 11'10" (3.65m x 3.62m)

Utility

8'10" x 8'0" (2.70m x 2.45m)

Kitchen

12'5" x 12'4" (3.79m x 3.78m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'11" x 15'1" (4.86m x 4.60m)

En Suite

7'5" x 3'2" (2.27m x 0.98m)

Bedroom Two

11'11" x 11'10" (3.64m x 3.61m)

Bedroom Three

8'11" x 8'3" (2.72m x 2.54m)

Bathroom

7'2" x 5'10" (2.19m x 1.78m)

EXTERNAL

Front

Off street parking to the front of the property and down the side.

Rear

Detached garage and an enclosed, expansive rear garden with patio areas.

DIRECTIONS

From our office on Pasture road, continue north onto Westfield Avenue. Next, turn right Newclose Lane and finally left onto Thorntree Lane where the property can be identified by our Park Row 'For Sale' sign.

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: 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.

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.

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.

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

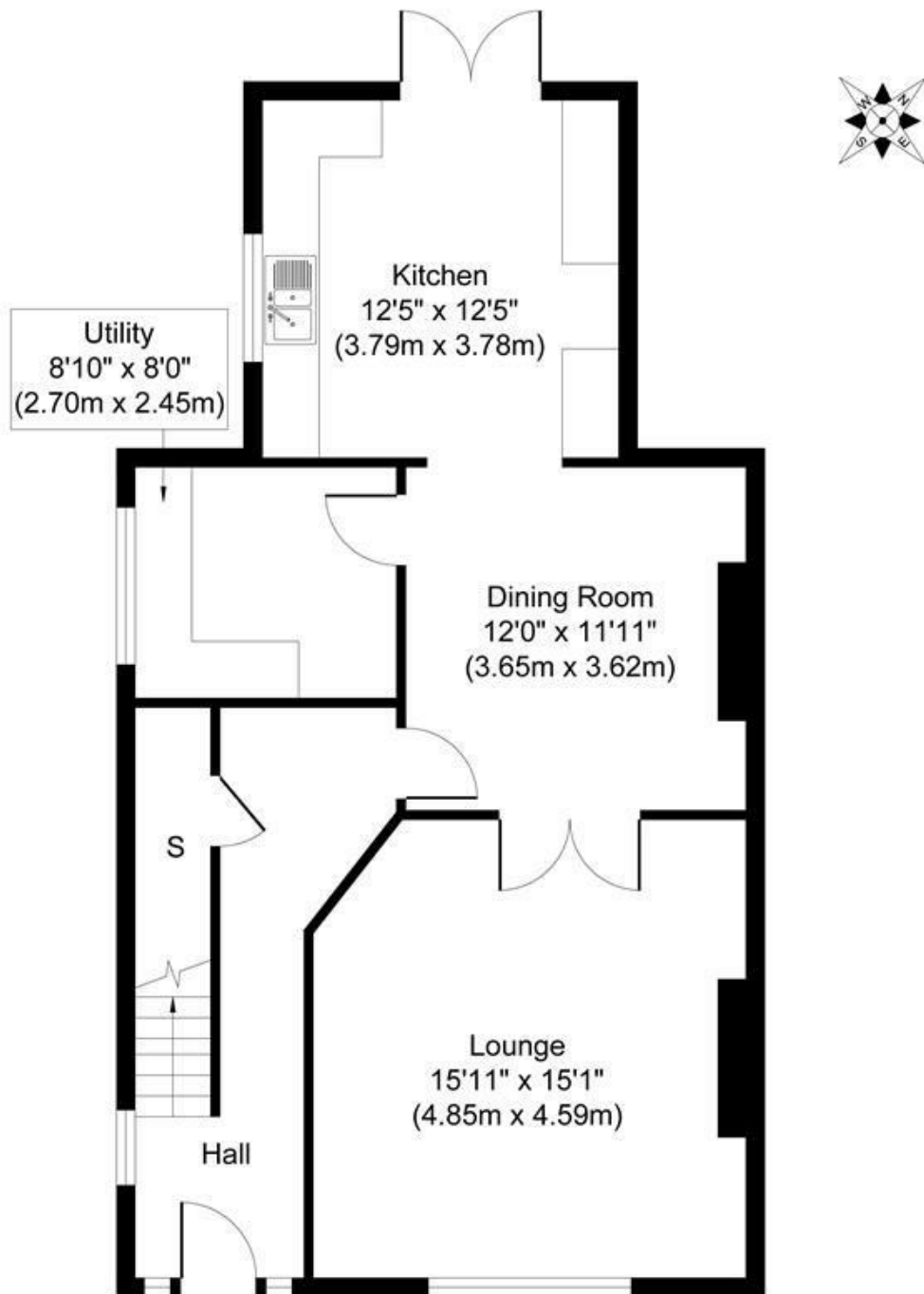
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

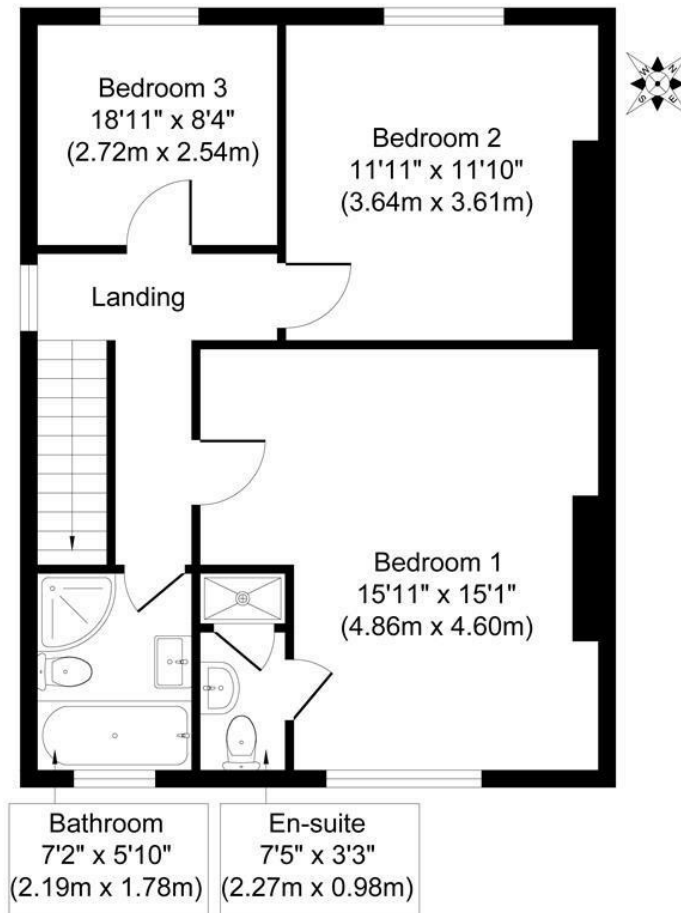
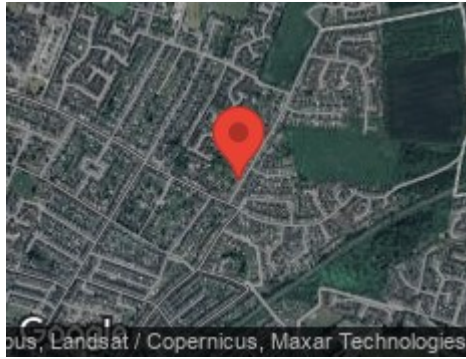




Ground Floor
Approximate Floor Area
758 sq. ft
(70.43 sq. m)

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
600 sq. ft
(55.72 sq. m)

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