

Park Row



Marsh Lane Gardens, Kellington, Goole, DN14 0PG

Offers Over £190,000



**** CLOSE TO PRIMARY SCHOOL ** IDEAL FOR FIRST TIME BUYERS **** Situated in the village of Kellington, this three bedroom semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner and Conservatory, whilst the First Floors offers three bedrooms and Family Bathroom. Externally, the property benefits from ample off-street parking to the front and side. There is also a low maintenance rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Situated in the sought-after village of Kellington, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation ideal for families or first-time buyers. The ground floor comprises a welcoming lounge and an open-plan kitchen/diner, which flows seamlessly into a bright conservatory—perfect for entertaining or relaxing with views of the garden. Upstairs, the property benefits from three good-sized bedrooms, including fitted wardrobes to the principal bedroom, and a contemporary family bathroom. Externally, the home boasts ample off-street parking for multiple vehicles with a single detached garage to the side of the property. The rear garden is designed with low maintenance in mind and features decorative stone, a flagged patio, and decked seating areas—ideal for outdoor enjoyment year-round.

FIRST FLOOR ACCOMODATION

Hall

8'4" x 5'4" (2.55m x 1.65m)

Lounge

15'4" x 12'7" (4.69m x 3.84m)

Kitchen Diner

15'10" x 10'5" (4.84m x 3.18m)

Conservatory

7'10" x 5'6" (2.40m x 1.70m)

GROUND FLOOR ACCOMMODATION

Landing

Bedroom One

13'10" x 9'4" (4.23m x 2.86m)

Bedroom Two

11'6" x 9'5" (3.53m x 2.88m)

Bedroom Three

8'4" x 6'3" (2.55m x 1.93m)

Family Bathroom

6'1" x 5'5" (1.87m x 1.66m)

EXTERIOR

Front

Off street parking.

Rear

Fully enclosed low maintenance rear garden area.

Side

To the side of the property there is a single detached garage with an additional paved driveway.

DIRECTIONS

From our Selby branch, head North-East onto Finkle Street/B1223 towards Robert Street. Turn right onto Water Lane and continue onto Ousegate. Turn right onto New Street/A19, then a further left onto Park Street/A1041. At the roundabout, take the third exit onto A63, then at the next roundabout take the first exit onto Doncaster Road/A19. Continue to follow the A19, then turn right onto Roall Lane, continue onto Eastfield Lane. Then turn left onto Ings Lane then turn right onto Marsh Lane Gardens. The property can be clearly identified by a Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North 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: 4G

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.

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.

MEASUREMENT'S.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S.

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 Practises) 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 HOUR'S.

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:

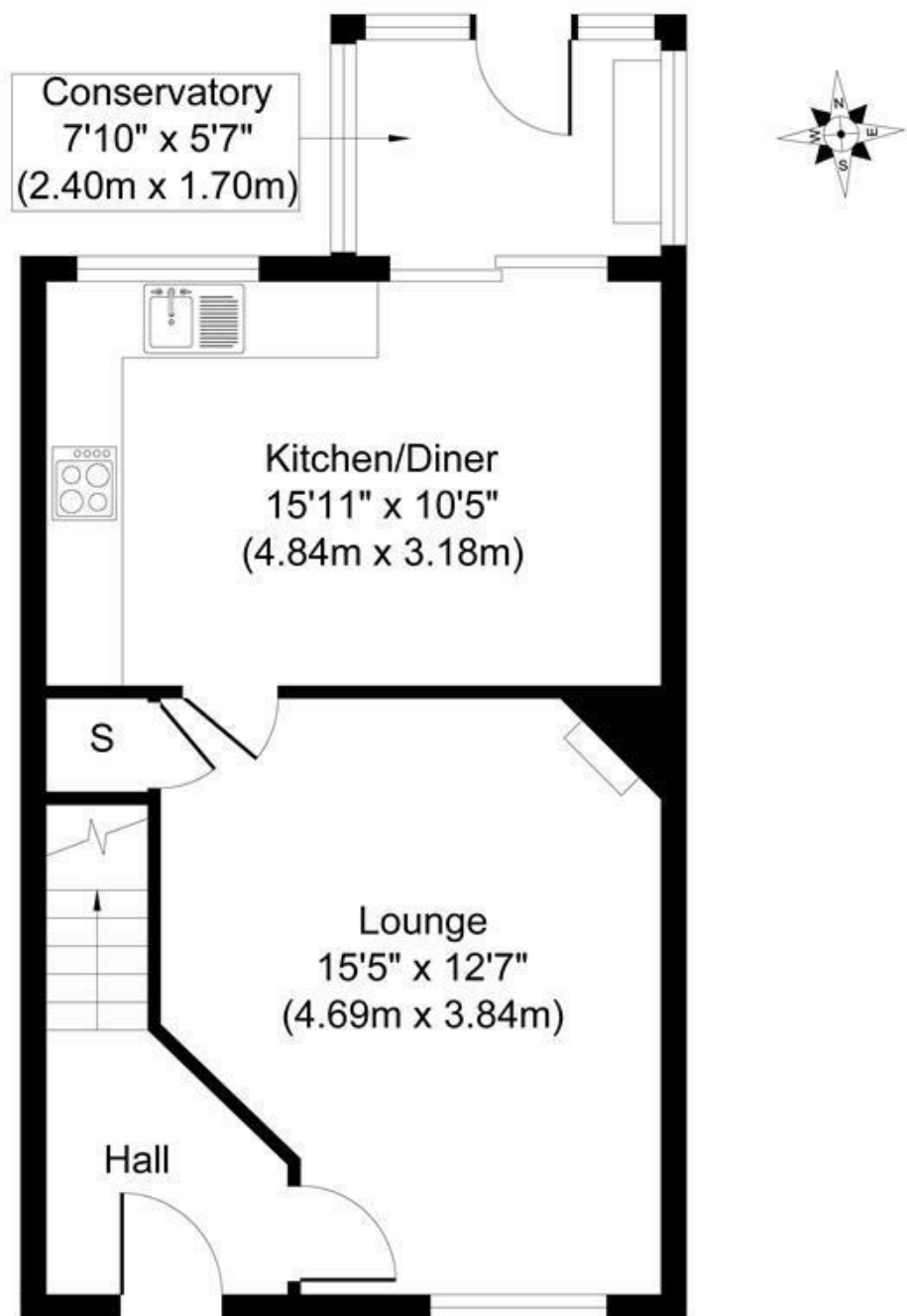
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

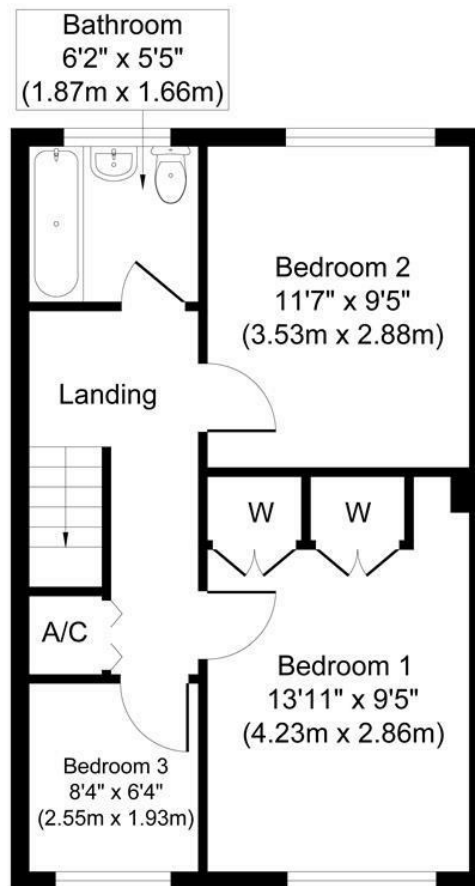
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
464 sq. ft
(43.13 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
415 sq. ft
(38.57 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 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

