

# Park Row



**Main Street, Great Heck, Goole, DN14 0BQ**

**Offers Over £300,000**

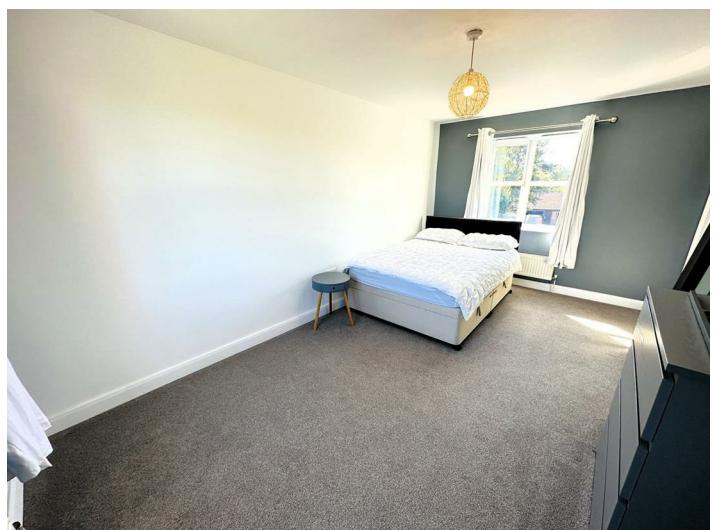
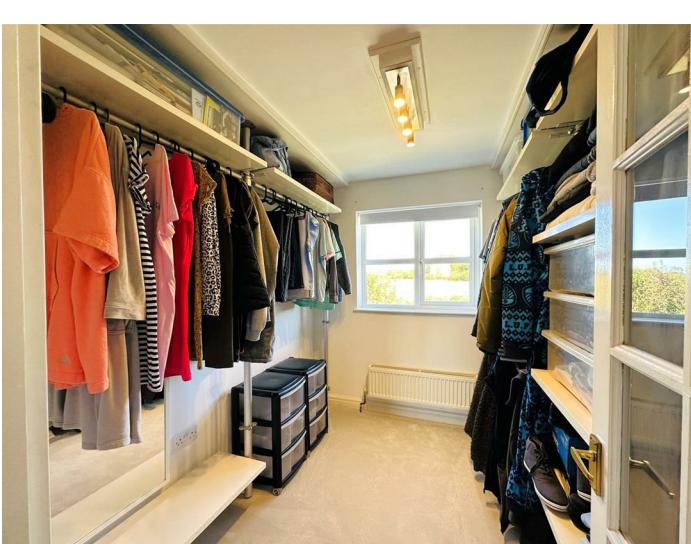


\*\* GARAGE \*\* DRESSING ROOM \*\* Situated in the village of Great Heck, the property briefly comprises: Basement, Hall, Kitchen, Lounge and Shower Room. To the first floor: Two Bedrooms and Bathroom. Externally, there is a driveway leading to garage and lawned area to the right. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









## PROPERTY OVERVIEW

Charming Two Bedroom Detached Home with Basement & Dressing Room. This beautifully presented house offers spacious and stylish accommodation across three levels, ideal for modern living. To the ground floor there is a welcoming entrance porch which leads to a spacious lounge with rear facing windows, filling the room with natural light, a modern kitchen to the front of the property with ample storage cupboards and a contemporary ground floor shower room. Basement Level. A versatile additional reception room, ideal as a snug, games room or home office, fully carpeted with electric lighting for year round use, utility area for added practicality, carpeted with electric lighting for year-round use. to the first floor are two well-proportioned bedrooms with the master bedroom having a private walk-in dressing room, a stylish main family bathroom with separate shower cubicle completes the upstairs accommodation. Situated in a sought-after location, this home is perfect for first-time buyers, families, or those looking to downsize without compromising on space or style.

## GROUND FLOOR ACCOMMODATION

### Basement

19'11" x 19'8" (6.08m x 6.00m)

### Porch

### Kitchen

12'1" x10'1" (3.69m x3.08m)

### Lounge

20'10" x 10'9" (6.37m x 3.30m )

### Shower Room

## FIRST FLOOR ACCOMMODATION

### Bedroom One

17'6" x12'5" (5.34m x3.79m)

### Dressing Room

8'7" x 7'1" (2.63m x 2.18m )

### Bedroom Two

4.94m x 3.03m

### Bathroom

8'4" x 8'2" (2.56m x 2.49m )

## EXTERIOR

### Front

Lawned area, concrete parking area providing off street parking for one/two vehicles and leads to single integral garage with roller shutter door power and light connected.

## DIRECTIONS

On leaving Selby office turn right onto Gowthorpe, proceed

along Gowthorpe until you reach the traffic lights, bear left onto Brook Street (A19), passing through the village of Brayton, follow this road out of Selby. Proceed straight over the roundabout, passing through the villages of Burn and Chapel Haddlesey. At the roundabout take the first exit onto Weeland Road /A645. Take the third right onto Church Lane. Continue onto Mill Balk and then turn left onto Main Street. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## 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: North Yorkshire

Tax Banding: D

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Heating: Oil

Water: Mains

Broadband: Ultrafast

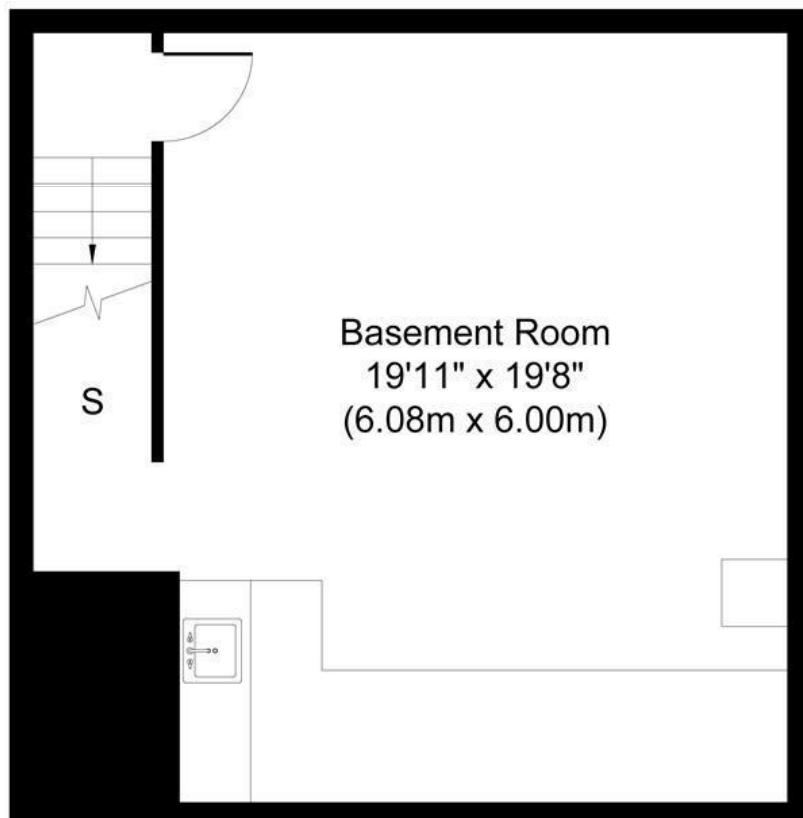
Mobile: 5G

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.

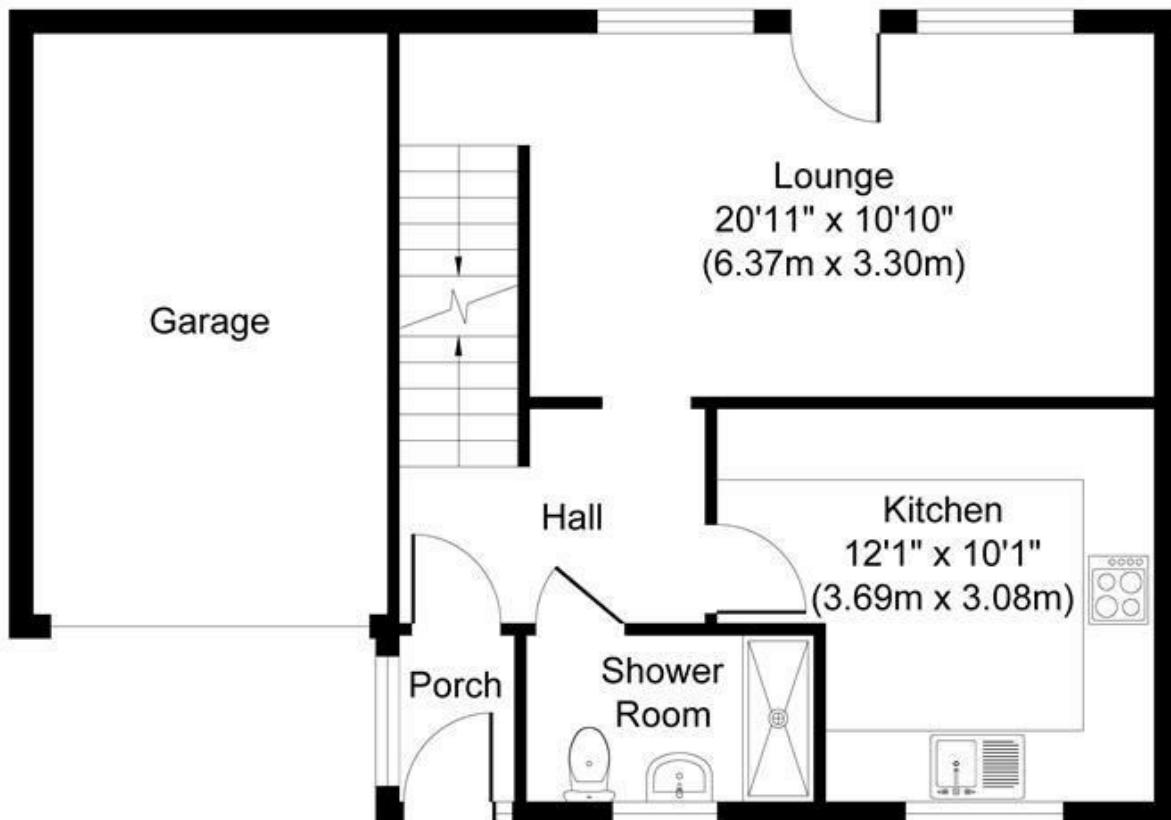
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Basement Level  
Approximate Floor Area  
444 sq. ft  
(41.27 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.

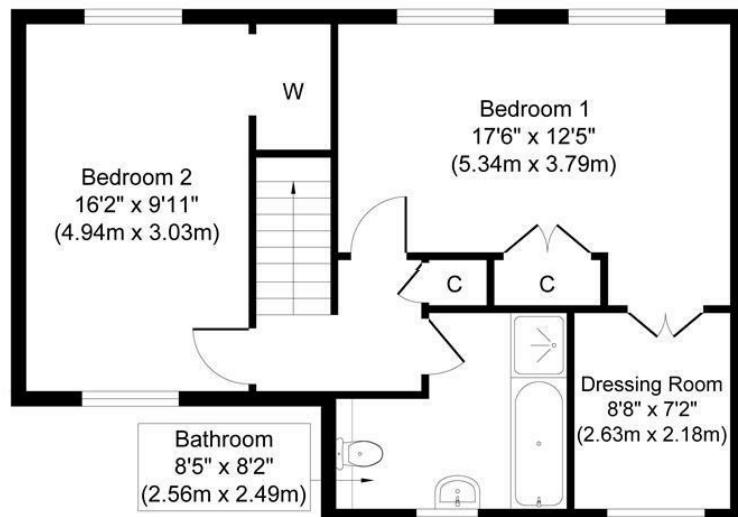
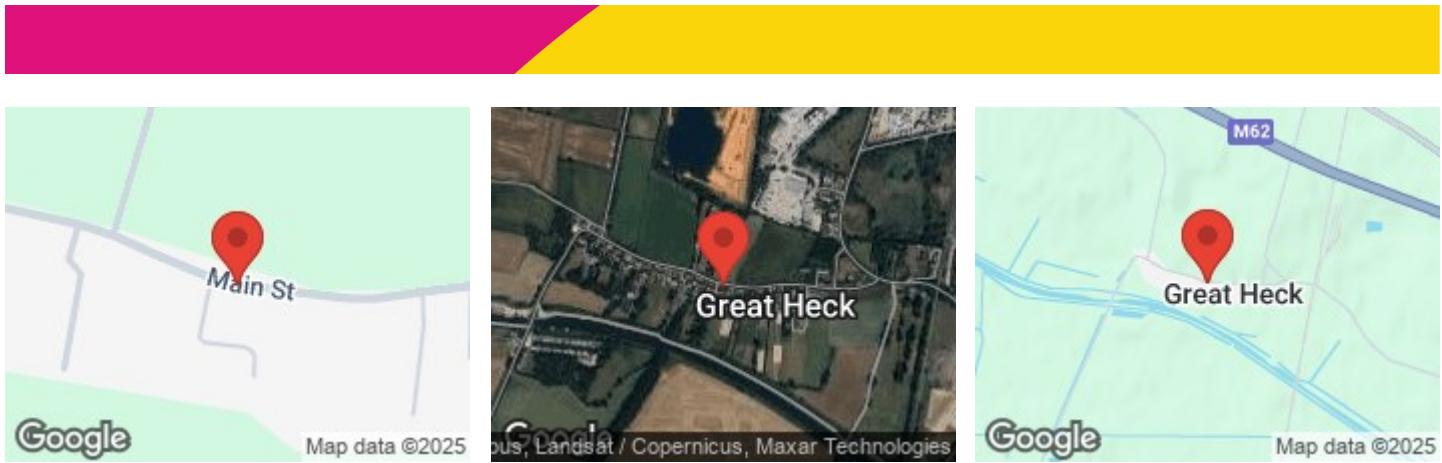
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**Ground Floor**  
**Approximate Floor Area**  
**607 sq. ft**  
**(56.42 sq. m)**

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**First Floor**  
**Approximate Floor Area**  
**590 sq. ft**  
**(54.72 sq. m)**

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100)	A	69	76	(92-91)	A
(87-91)	B			(87-91)	B
(80-86)	C			(80-86)	C
(70-79)	D			(70-79)	D
(60-69)	E			(60-69)	E
(50-59)	F			(50-59)	F
(40-49)	G			(40-49)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	