

Park Row



Carter Street, Goole, DN14 6SL

Offers Over £90,000



**** TWO RECEPTION ROOMS ** UTILITY ROOM **** The property briefly comprises of lounge, dining room, kitchen, utility and bathroom to the ground floor. To the first floor are three bedrooms. Externally, there is a fully enclosed yard to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PRESENTED PROPERTY.**















PROPERTY OVERVIEW

Situated in a convenient central location within Goole, this three-bedroom mid-terrace property offers excellent potential for buyers looking to create a home to their own specification or for investors seeking a refurbishment project. The ground floor comprises an entrance hallway, separate dining room, lounge, kitchen, utility room, bathroom and separate W.C. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a public footpath to the front and an enclosed rear yard, providing low-maintenance outdoor space. Offered to the market with no onward chain, this property presents a great opportunity for renovation and modernisation. Conveniently located close to Goole town centre, local amenities and transport links, this is a property with plenty of potential.

GROUND FLOOR ACCOMMODATION

Hallway

17'2" x 11'7" max (5.24m x 3.55m max)

Dining Room

12'2" x 11'7" (3.72m x 3.55m)

Lounge

15'0" x 13'5" (4.59m x 4.11m)

Kitchen

12'6" x 8'8" (3.82m x 2.66m)

Utility

4'4" x 3'5" (1.33m x 1.06m)

Bathroom

8'9" x 4'7" (2.68m x 1.42m)

Ground Floor w.c.

3'11" x 3'2" (1.21m x 0.97m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'1" x 12'3" (4.62m x 3.75m)

Bedroom Two

13'5" x 11'10" (4.11m x 3.62m)

Bedroom Three

12'5" x 8'11" (3.81m x 2.73m)

EXTERNAL

Front

Public footpath.

Rear

Fully enclosed rear yard.

DIRECTIONS

From our branch on Pasture Road head north towards Third Avenue and at the roundabout, take the first exit onto Centenary Road. Turn left onto Clifton Gardens then left again onto Boothferry Road. Turn right onto Carter Street and the property can be clearly identified by our Park Row Properties 'For Sale' board.

AGENT NOTE

DISCLAIMER: This property is associated with an employee of Park Row Properties.

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: 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: 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

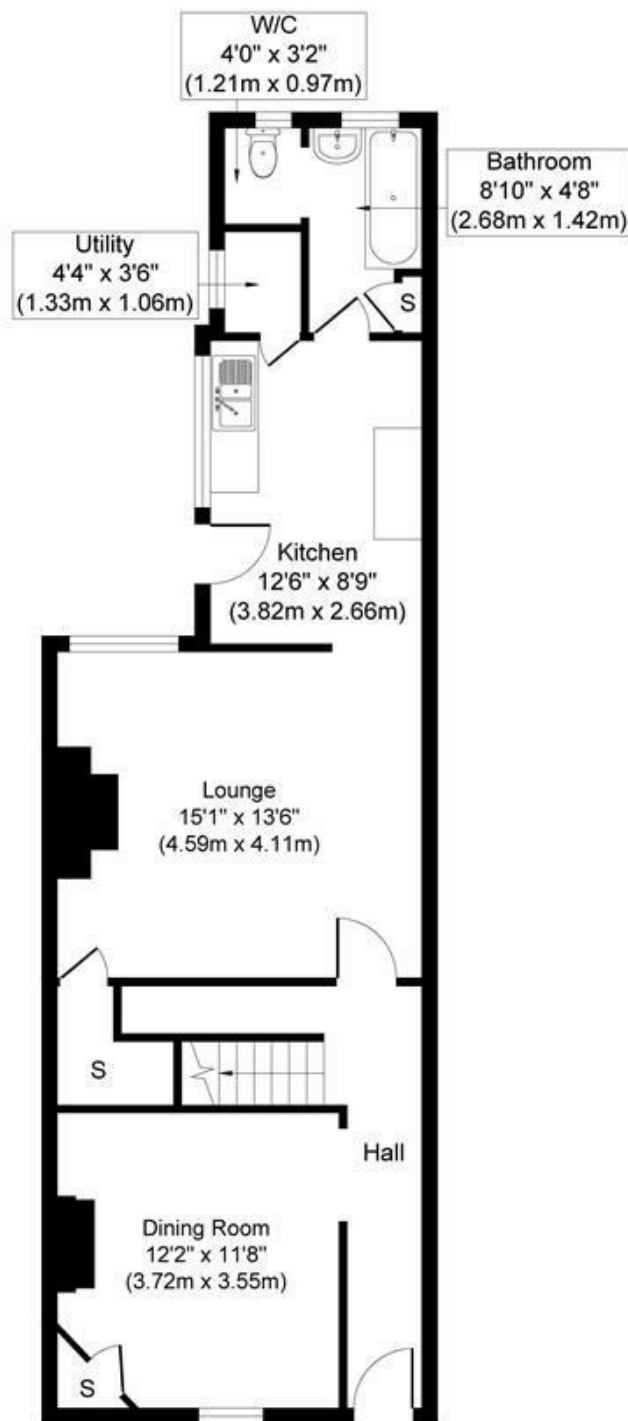
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

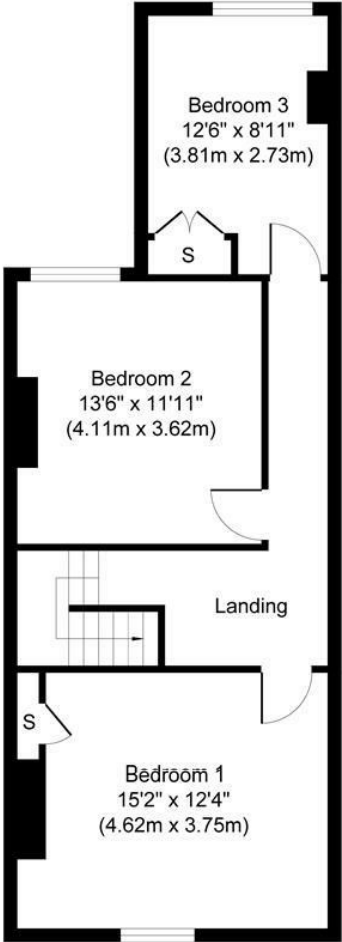
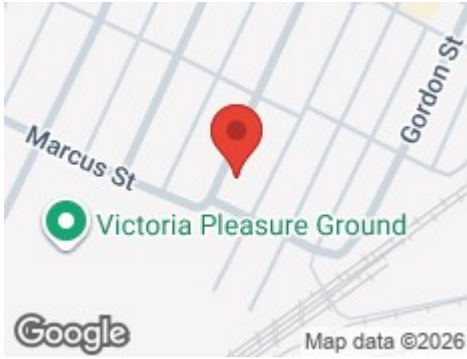




Ground Floor
Approximate Floor Area
655 sq. ft
(60.81 sq. m)

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
583 sq. ft
(54.17 sq. m)

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