Park Rôw

Fountayne Street, Goole, DN14 5HG

Offers Over £175,000

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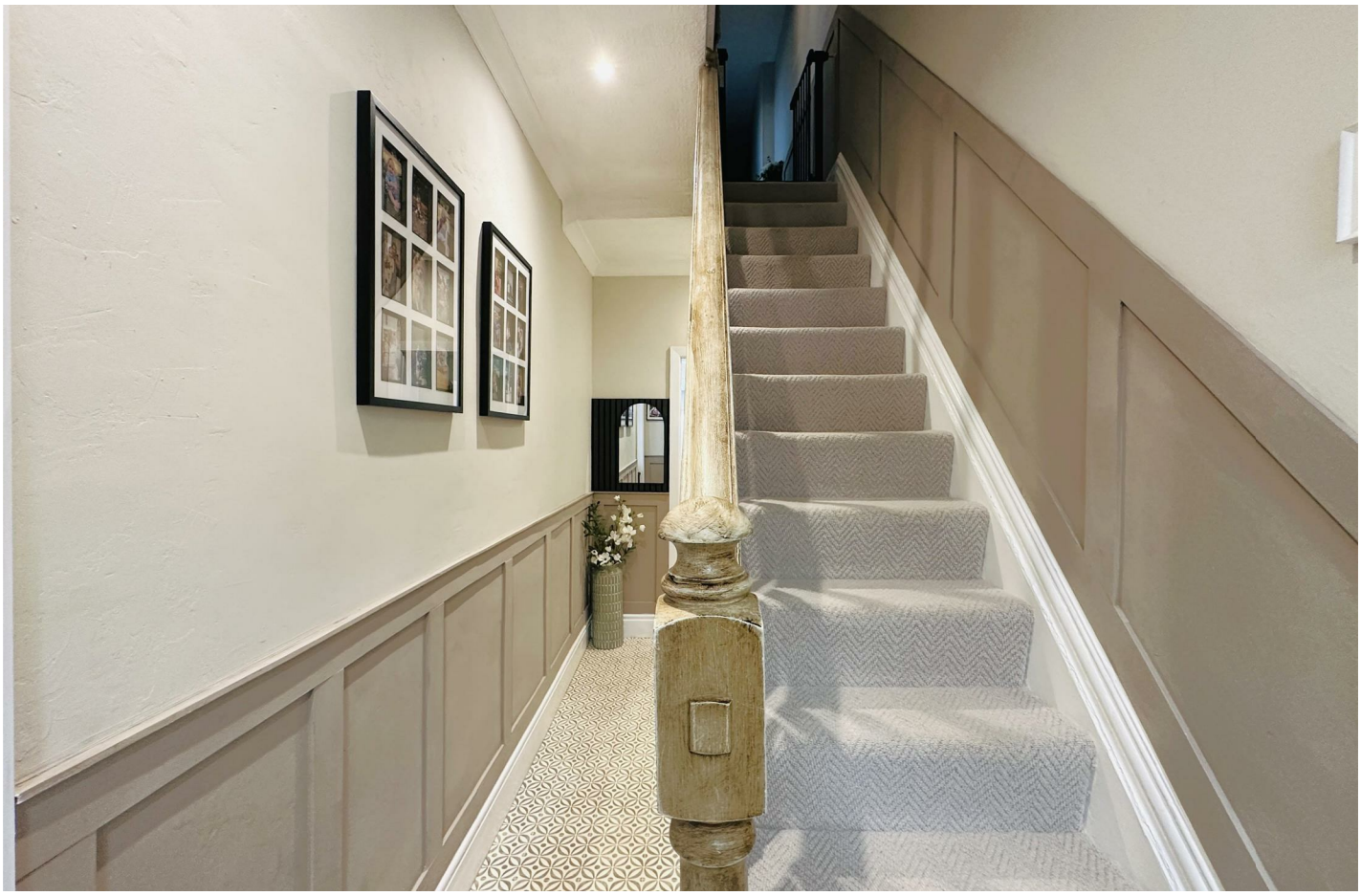
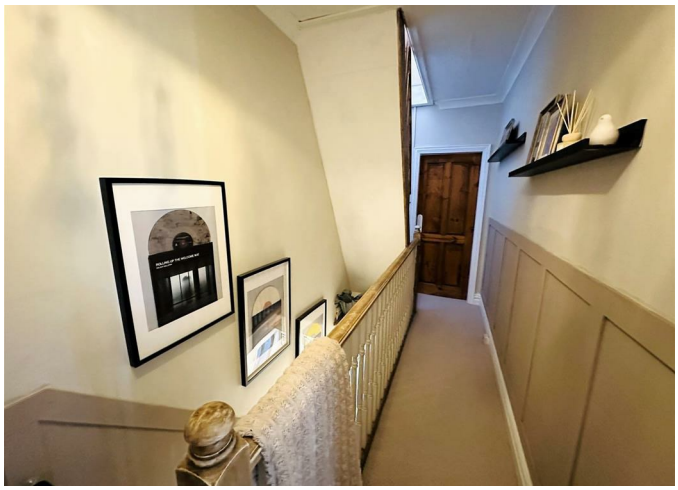
** AIR SOURCE HEAT PUMP ** SOLAR PANELS ** Situated in Goole, the property briefly comprises: Hall, Lounge Diner and Kitchen Diner. To the first floor are three bedrooms and a Shower Room. Externally, there is a front courtyard and a fully enclosed rear garden with detached double garage. VIEWING IS 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'.



let's
PLAY

let's
PLAY



Dawson
DREAM BIG LITTLE ONE
The Night Before Christmas

PROPERTY OVERVIEW

Recently renovated throughout to a high standard, this impressive mid-terrace property offers spacious and versatile accommodation arranged over three floors, along with outdoor space, a detached double garage and a range of energy-efficient features. Located in Goole, the property provides well-presented accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, a generous lounge/diner providing an excellent space for both relaxing and entertaining, and a stylish kitchen/diner with ample room for everyday family dining. To the first floor are three well-proportioned bedrooms together with a contemporary shower room. The accommodation continues to the second floor, where a useful loft room provides a versatile additional space. Externally, the property benefits from a front courtyard area, while to the rear is a fully enclosed garden, providing a private outdoor space for relaxation and entertaining. A particular feature is the detached double garage, offering excellent storage, parking and potential for a variety of uses. Further benefits include solar panels and an air source heat pump, providing modern, energy-efficient technology and helping to reduce reliance on traditional energy sources.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge Diner
30'6" x 11'1" (9.31m x 3.39m)

Kitchen Diner
23'7" x 8'7" (7.21m x 2.64m)

FIRST FLOOR ACCOMMODATION

Bedroom One
15'0" x 12'9" (4.58m x 3.90m)

Bedroom Two
13'8" x 9'6" (4.19m x 2.90m)

Bedroom Three
11'4" x 8'10" (3.47m x 2.70m)

Shower Room
10'9" x 6'3" (3.29m x 1.92m)

SECOND FLOOR ACCOMMODATION

Loft Room
13'9" x 12'9" (4.21m x 3.91m)

EXTERNAL

Front
Front courtyard area.

Rear
Fully enclosed rear garden with detached double garage.

DIRECTIONS

From our branch on Pasture Road, head towards Boothferry Road, then turn onto Mariners Street. Keep left and then turn left onto Stanhope Street. At the roundabout, take the fourth exit onto North Street. North Street turns left and turns into Hook Road. Turn left onto Fountayne Street. The property can be clearly identified by our Park Row '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: 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: Air Source Heat Pump
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:

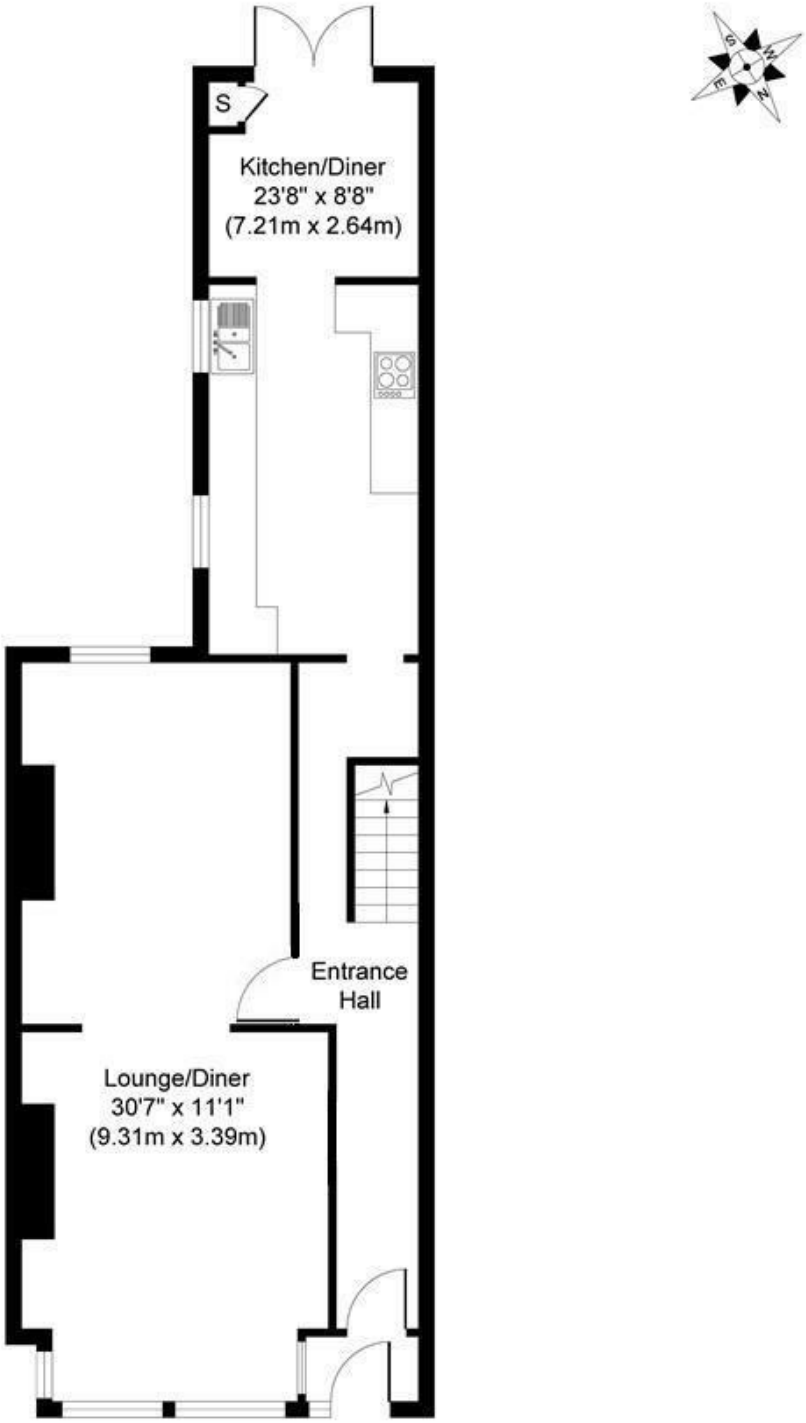
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Agents Note

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property’s actual condition or features. Please arrange a viewing and verify all details independently.



Ground Floor
Approximate Floor Area
705 sq. ft
(65.49 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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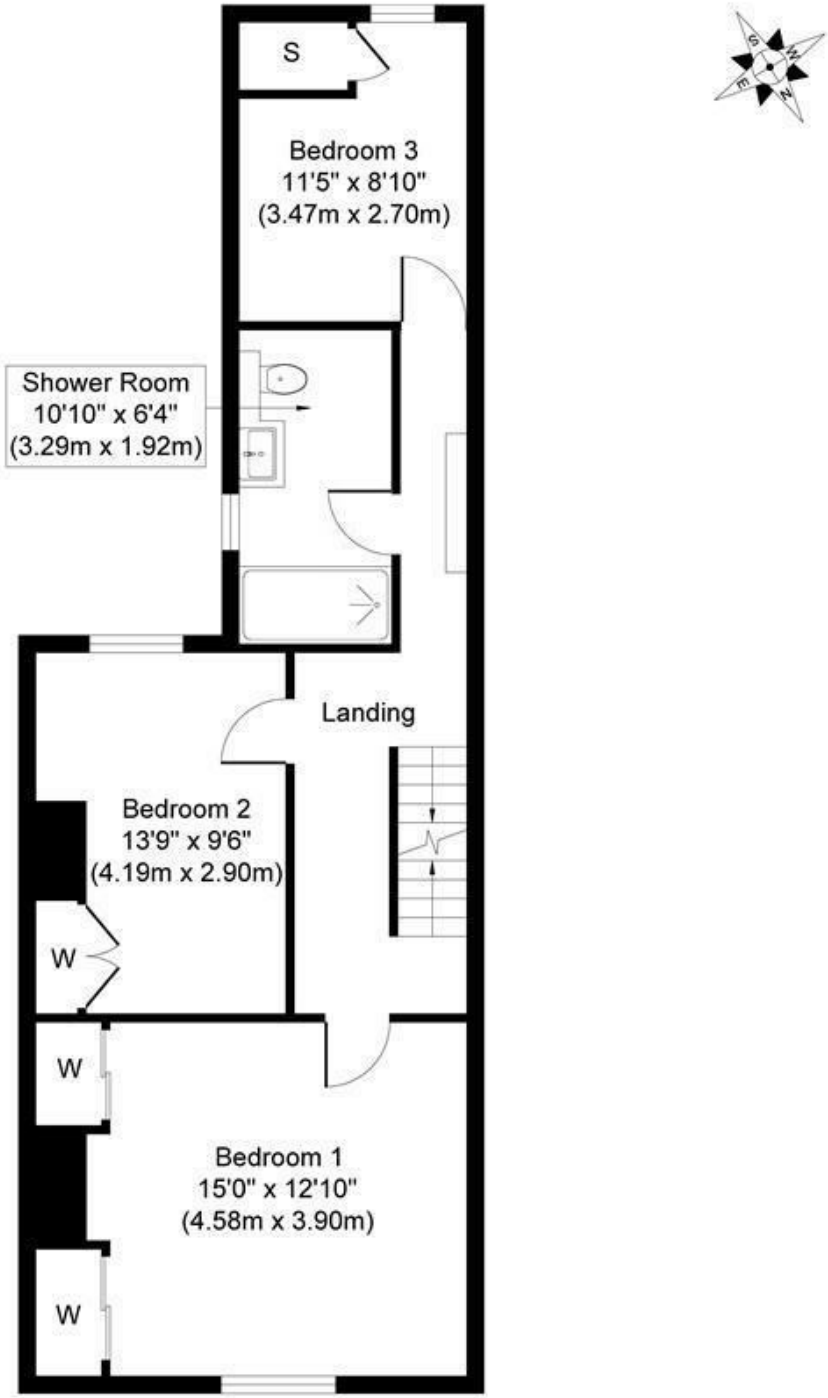

First Floor
Approximate Floor Area
659 sq. ft
(61.26 sq. m)

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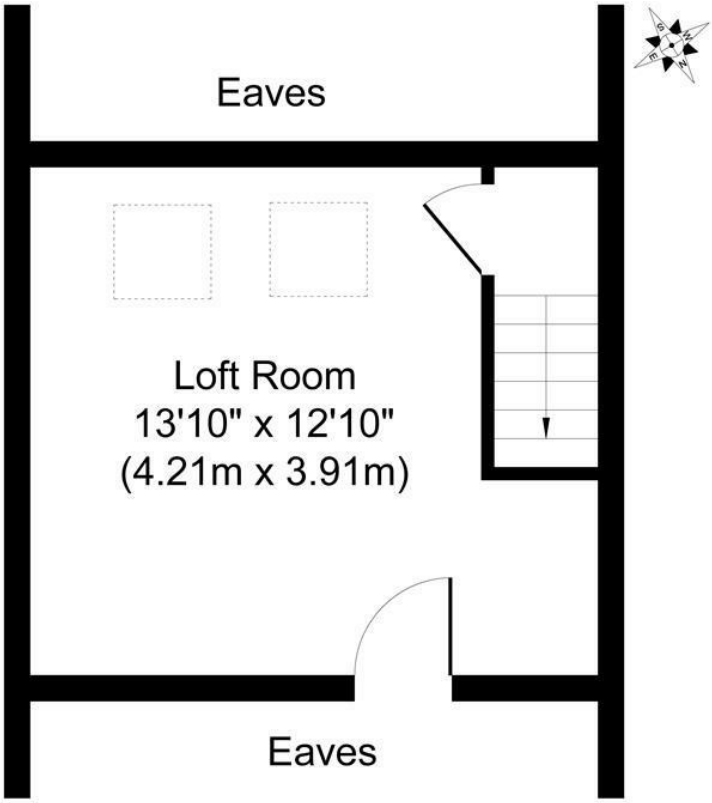

Second Floor
Approximate Floor Area
184 sq. ft
(17.11 sq. m)

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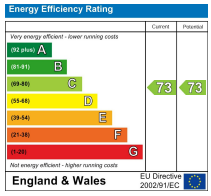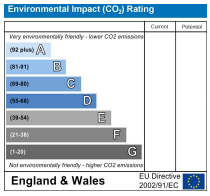
40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk