

Park Row

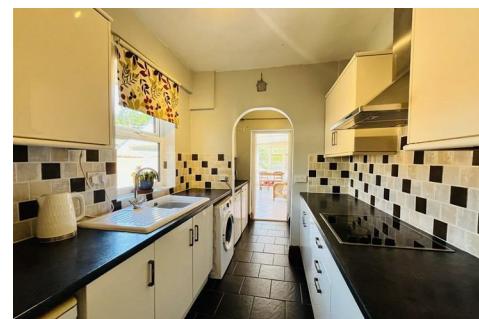


Front Street, Laxton, Goole, DN14 7TS

Offers Over £175,000



****OUTHOUSES**CLOSE TO TRAIN STATION**** Situated in the village of Laxton, this semi detached property briefly comprises: Lounge, Dining Room and Kitchen, with two bedrooms and a Bathroom to the First Floor. Externally, the property benefits from patio, outhouses, garden and pebbled area to the rear. **VIEWING IS ESSENTIAL 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 OVERVIEW

This delightful semi-detached property, located in the village of Laxton, offers a well-balanced blend of traditional charm and practical living space, ideal for first-time buyers, small families, or those looking to downsize. The ground floor comprises a welcoming lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, and a bright conservatory that provides an excellent additional living space. Upstairs, the property offers two comfortable bedrooms and a three-piece bathroom, providing all the essentials for everyday family life. To the rear, the property features a private garden with a mix of patio space, lawned area, useful outhouses, and a pebbled section at the garden's end—ideal for low-maintenance gardening or additional seating. The front of the home benefits from a small courtyard area, adding to the property's character and curb appeal. A wonderful opportunity to acquire a well-presented home in a peaceful rural setting.

GROUND FLOOR ACCOMMODATION

Lounge

12'7" x 9'10" (3.85m x 3.02m)

Dining Room

13'1" x 12'8" (4.01m x 3.88m)

Kitchen

12'10" x 7'1" (3.92m x 2.18m)

Conservatory

19'10" x 7'5" (6.07m x 2.27m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 10'0" (4.02m x 3.06m)

Bedroom Two

13'4" x 8'1" (4.07m x 2.48m)

Bathroom

7'9" x 9'8" (2.37m x 2.96m)

EXTERNAL

Front

Small courtyard area to the front of the property.

Rear

To the rear of the property there is a patio area, and through wrought iron gates you have large outhouses to the side, and a further lawned garden, with greenhouse at the bottom in a pebbled area.

DIRECTIONS

From our branch on Pasture Road in Goole, head north towards Fifth Avenue and at the mini roundabout, take the

first exit onto Centenary Road, then right onto Airmyn Road. Go straight ahead at the next two roundabouts to stay on Boothferry Road/A614. At the second roundabout, take the third exit onto Howden Dyke Road. Take the second left to head towards Kilpin. Continue into Kilpin and turn right onto Norrow Lane, and then continue onto Mill Lane. Turn left onto Skelton Broad Lane and then continue into Laxton. Follow the road around onto Front Street, where the property will 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: 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: Oil

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:

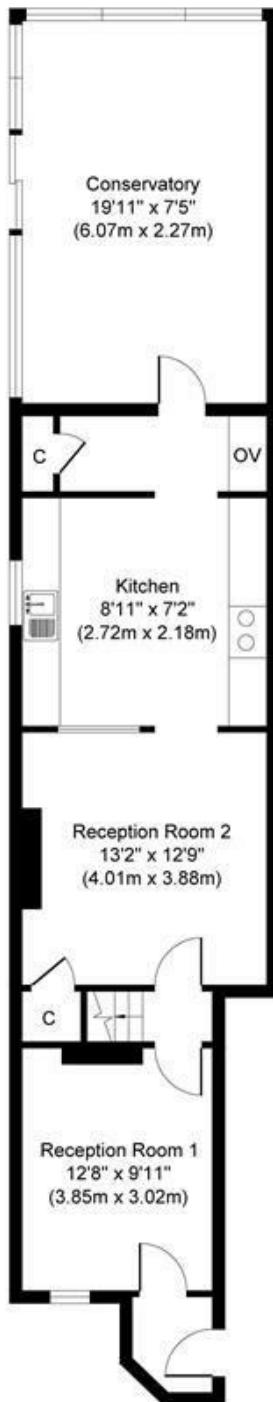
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

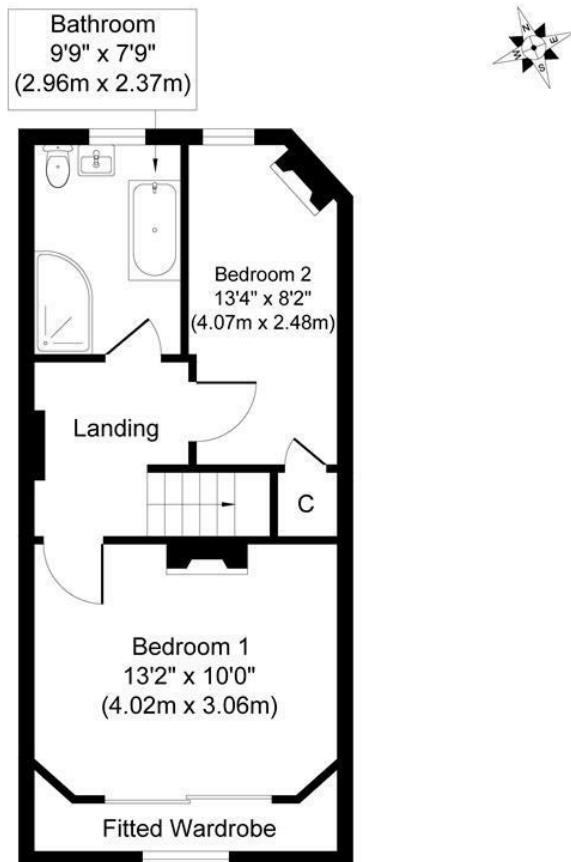
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
817 sq. ft
(75.91 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
360 sq. ft
(33.43 sq. m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-88) C			
(81-80) D			
(79-80) E			65
(71-72) F		44	
(63-72) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(89-88) C			
(81-80) D			
(79-80) E			
(71-72) F		39	
(63-72) G			54
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	