Park Rôw



Covert Croft, Goole, DN14 6FQ

Offers Over £190,000

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** SOUTH FACING REAR GARDEN ** CLOSE TO COMMUTER LINKS ** Situated in Goole, this semi-detached property briefly comprises: Hall, Lounge, Kitchen and Ground Floor w.c. To the First Floor are two double bedrooms and Bathroom. Externally the property benefits from off street parking and a south facing enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'































PROPERTY OVERVIEW

This well-presented modern home offers stylish and practical accommodation throughout, making it an ideal choice for first-time buyers, couples or those looking to downsize. The ground floor benefits from a convenient w.c, adding everyday practicality for residents and guests alike. The kitchen enjoys bi-fold doors opening directly onto the south-facing rear garden, creating a wonderful connection between indoor and outdoor living and allowing plenty of natural light to flow into the space.

To the first floor, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes to provide useful storage while maximising floor space. Externally, there is off-street parking to the front, while the south-facing rear garden is predominantly paved, with attractive seating areas and a separate lawned section, providing a versatile outdoor space for relaxing, dining and enjoying the sunshine.

Situated in Goole, the property is conveniently positioned for a range of local amenities, including shops, supermarkets, schools and leisure facilities. Goole town centre offers a variety of independent businesses and everyday conveniences, while the railway station provides connections to surrounding towns and cities. The area also benefits from road links via the M62, making it well placed for commuters travelling further afield. Combining a convenient location with well-presented accommodation and attractive outdoor space, this property makes an appealing home for a variety of buyers.

GROUND FLOOR ACCOMMODATION

Hall
5'7" x 4'5" (1.72m x 1.36m)

Lounge
12'1" x 11'10" (3.69m x 3.63m)

Kitchen
12'0" x 9'11" (3.66m x 3.04m)

Ground Floor w.c
5'8" x 3'1" (1.74m x 0.94m)

FIRST FLOOR ACCOMMODATION

Bedroom One
15'5" x 10'4" (4.71m x 3.15m)

Bedroom Two
10'9" x 8'9" (3.28m x 2.68m)

Bathroom
6'10" x 6'4" (2.09m x 1.94m)

EXTERIOR

Front
Off street parking with small shurbbed area, with a paved path to the side gate.

Rear
Mostly Paved with lawn area with a path to side gate.

DIRECTIONS

From our branch on Pasture Road head north towards Third Avenue and at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614 and then right onto 'The Greenways' estate. Turn right onto Ella Drive, then right onto Phoenix Avenue and follow down to Covert Croft where the property can be clearly identified by our Park Row 'For Sale' board.

AGENT 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.

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.

HEATING AND 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding County Council
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: 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.

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.

MAKING AN OFFER

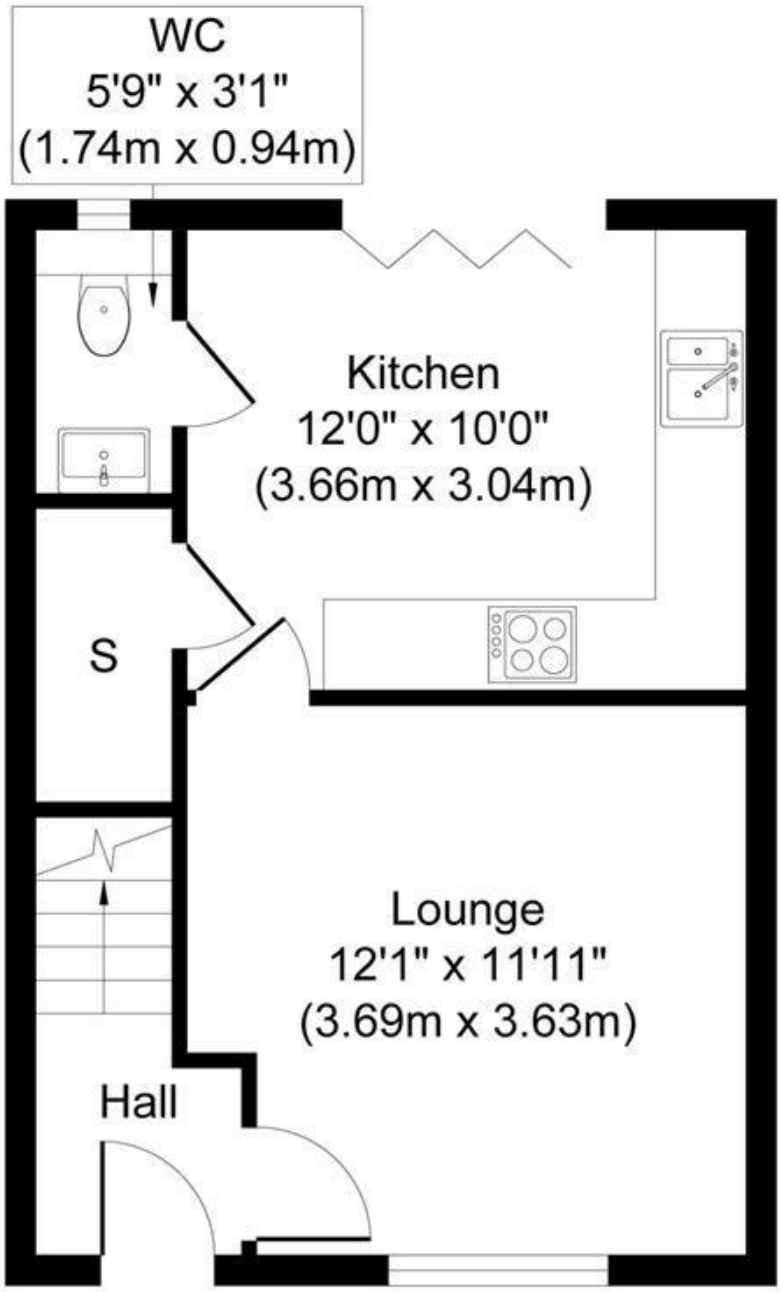
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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



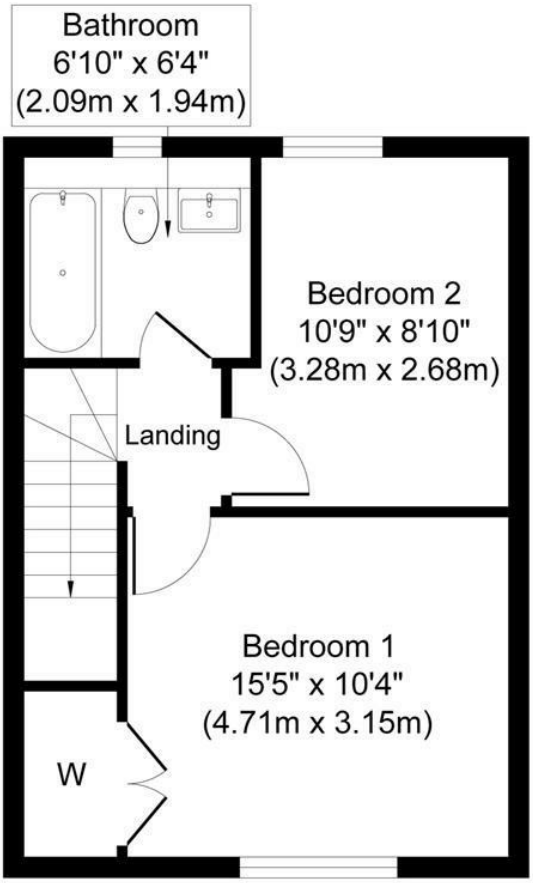
Ground Floor
Approximate Floor Area
342 sq. ft
(31.75 sq. m)

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
342 sq. ft
(31.75 sq. m)

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