

Park Row



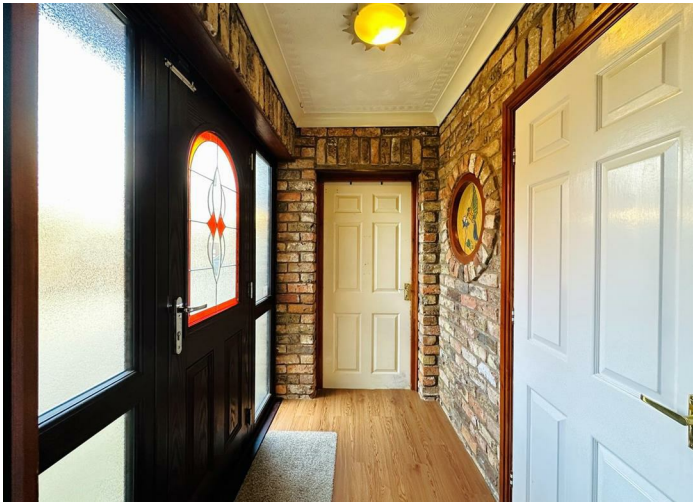
North Street, Barmby-On-The-Marsh, Goole, DN14 7HL

Offers Over £425,000



**** AMPLE OFF STREET PARKING ** SAUNA **** This detached property situated in the village of Barmby-On-The-Marsh briefly comprises: Hall, Ground Floor w.c, Lounge, Kitchen, Dining Room/ Snug, Utility, Double Garage and Conservatory. To the first floor are five bedrooms, one having an En-Suite and Sauna, and a family bathroom. Externally, there is off street parking to the front and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF 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'**



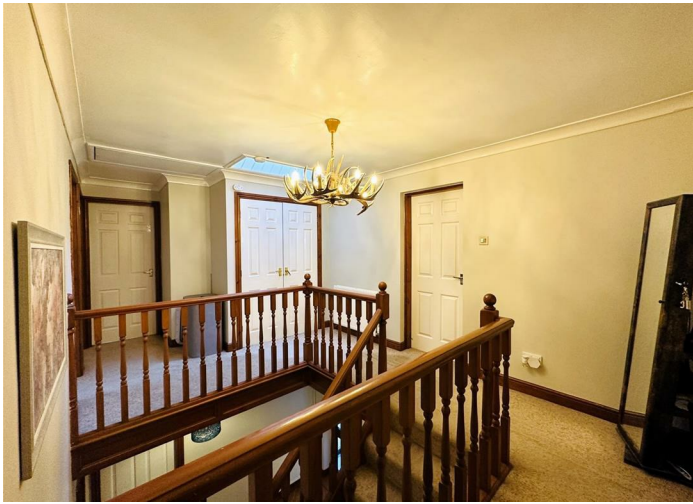
























PROPERTY OVERVIEW

Offering generous and versatile accommodation arranged over two floors, this well-proportioned family home provides excellent living space both internally and externally, together with ample off-street parking and a detached double garage. The ground floor briefly comprises an inviting entrance hall, spacious lounge, well-appointed kitchen, separate dining room/ snug, ground floor w.c, inner hall, useful utility room and a bright conservatory, providing an additional reception space overlooking the garden. To the first floor are five well-proportioned bedrooms, offering flexibility for family living, guests or home working. Bedroom One benefits from a private en-suite and its own sauna, creating a particularly impressive principal bedroom suite. A family bathroom serves the remaining bedrooms. Externally, the property is approached via a generous frontage providing ample off-street parking, leading to a detached double garage. To the rear is a private enclosed garden, predominantly laid to lawn and complemented by a patio area, ideal for outdoor dining, entertaining and relaxing. Located within the desirable village of Barmby-On-The-Marsh, this substantial detached home offers a fantastic combination of spacious accommodation, excellent outdoor space and useful additional features.

GROUND FLOOR ACCOMMODATION

Hall

7'3" x 4'7" (2.21m x 1.41m)

Kitchen

20'9" x 12'4" (6.34m x 3.76m)

Lounge

20'10" x 13'3" (6.36m x 4.06m)

Dining Room/ Snug

11'3" x 10'6" (3.45m x 3.21m)

Ground Floor w.c.

6'6" x 3'9" (1.99m x 1.15m)

Inner Hall

11'3" x 10'5" (3.44m x 3.18m)

Conservatory

19'5" x 12'3" (5.93m x 3.75m)

Utility

9'4" x 6'6" (2.85m x 1.99m)

FIRST FLOOR ACCOMMODATION

Bedroom One

18'0" x 12'4" (5.51m x 3.77m)

En Suite

9'5" x 7'1" (2.88m x 2.18m)

Store

5'6" x 4'10" (1.70m x 1.49m)

Sauna

4'4" x 3'6" (1.34m x 1.08m)

Bedroom Two

13'4" x 10'1" (4.08m x 3.09m)

Bedroom Three

12'5" x 10'0" (3.79m x 3.05m)

Bedroom Four

12'7" x 9'10" (3.85m x 3.00m)

Bedroom Five

11'3" x 10'0" (3.45m x 3.06)

Bathroom

9'10" x 9'1" (3.01m x 2.77m)

EXTERIOR

Double Garage

20'6" x 19'5" (6.26m x 5.92m)

Front

Ample off street parking and double garage.

Rear

Fully enclosed rear garden with patio area.

DIRECTIONS

Leave our Goole office and proceed on Pasture Road before turning left onto Centenary Road. Turn right onto Boothferry Road. At the roundabout continue straight ahead over Boothferry Bridge. At the roundabout take the first exit signposted Selby A63. At the crossroads turn left signposted Asselby. Follow this road through the villages of Knedlington and Asselby. Once you reach Barmby On the Marsh, continue in to the village and bear right onto North Street. The property can be clearly identified by a 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: E

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: Mains
Sewerage: Septic Tank
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.

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.

OPENING HOURS

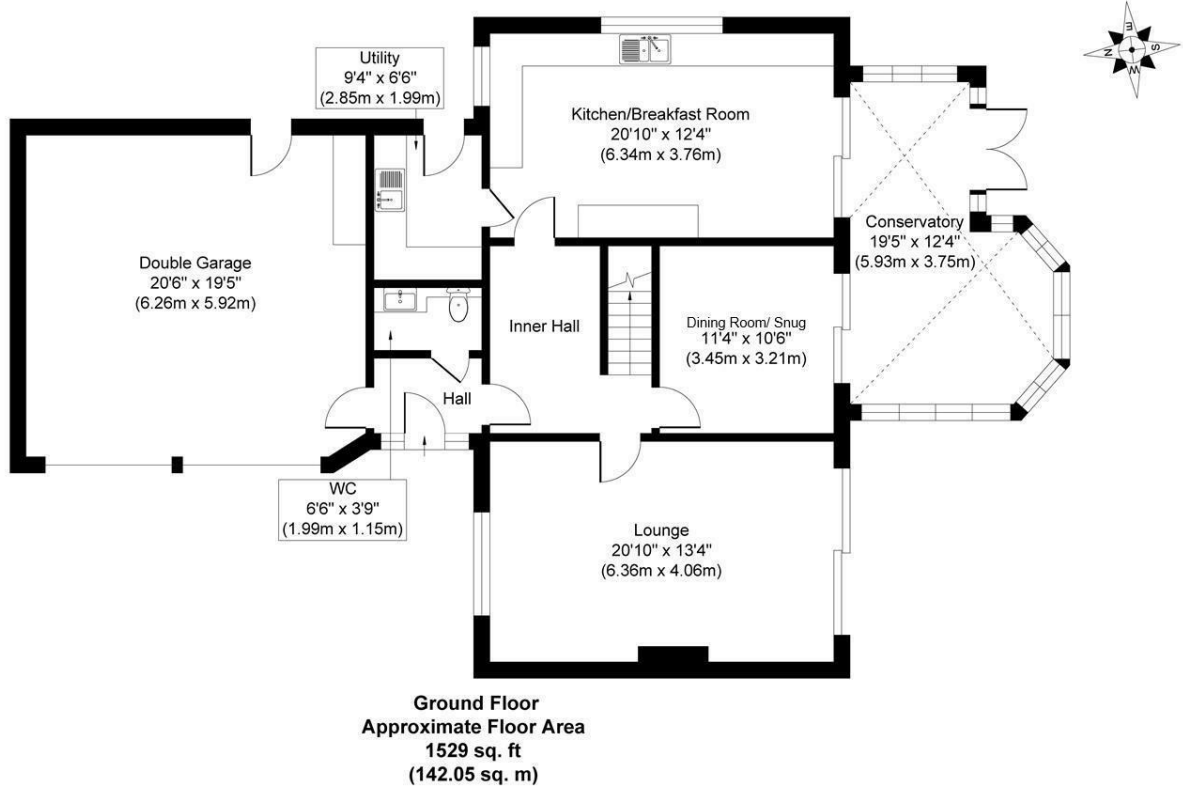
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

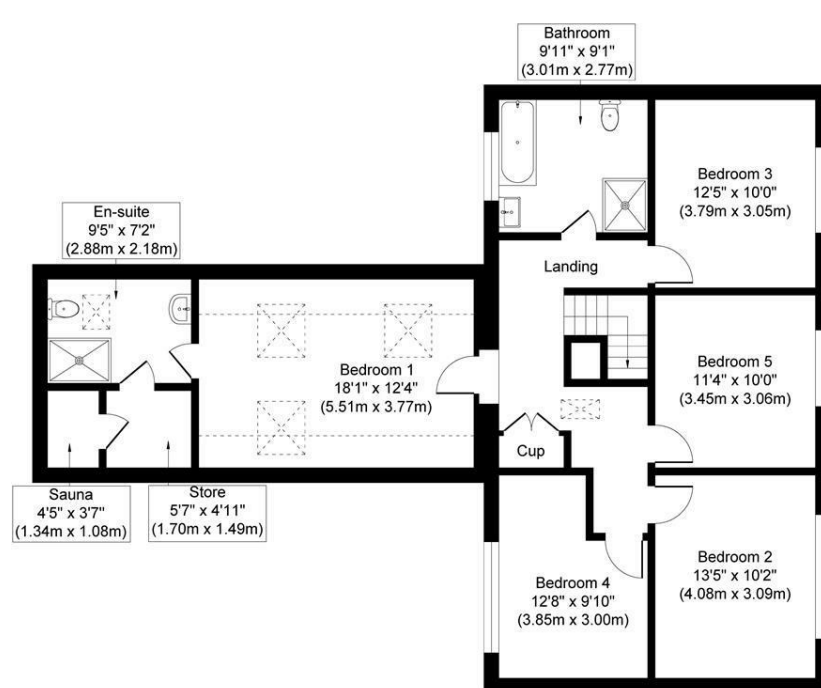
AGENT NOTE

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.



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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