

# Park Row



**Newport Street, Goole, DN14 6TL**

**Offers Over £80,000**



**\*\*INVESTMENT PROPERTY\*\*CASH BUYERS WELCOME\*\*** This 3-bedroom, 3-storey terraced property situated in Goole Town briefly comprises: lobby, dining room, lounge, and kitchen on the Ground Floor, with two bedrooms and a bathroom on the first floor, and a third bedroom on the top floor. Outside, there's on-street parking to the front and a paved rear area. **VIEWING HIGHLY RECOMMENDED 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 three storey, three bedroom terraced property in Goole offers a fantastic opportunity for investors or those looking for a project. The ground floor features a lobby, dining room, lounge, and kitchen, whilst the first floor includes bedrooms one and three, along with the bathroom. The second floor houses a spacious bedroom two. Outside, there is on street parking to the front and a paved yard to the rear. The property requires cosmetic work throughout, making it ideal for buyers looking to add value. With its prime location in Goole, this property is well connected to local amenities, schools, and transport links, making it a desirable choice for those seeking a vibrant community.

## GROUND FLOOR ACCOMMODATION

### Lobby

3'6" x 2'9" (1.08m x 0.85m)

### Dining Room

12'1" x 11'5" (3.69m x 3.48m)

### Lounge

12'11" x 12'1" (3.96m x 3.69m)

### Kitchen

12'4" x 6'0" (3.77m x 1.85m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'1" x 11'5" (3.70m x 3.48m)

### Bedroom Three

10'5" x 7'7" (3.19m x 2.32m)

### Bathroom

10'5" x 5'10" (3.20m x 1.80m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Two

15'5" x 12'2" (4.71m x 3.71m)

## EXTERIOR

### Front

Pedestrian footpath.

### Rear

Enclosed paved yard.

## DIRECTIONS

From Park Row, Goole, head toward Pasture Road / Pastures Road. Continue along Pasture Road until you reach Newport Street. Turn left into Newport Street and follow it to 29 Newport Street, Goole where the property can be clearly Identified by our Park Row Properties 'For Sale' board.

## 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 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: Electric Storage Heaters

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:

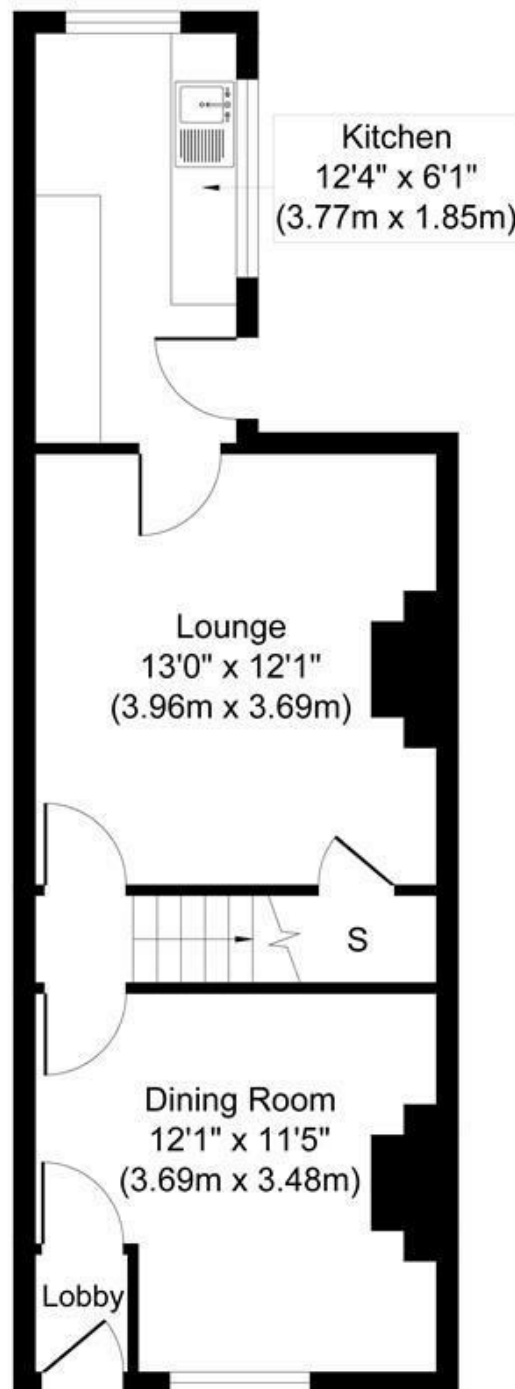
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

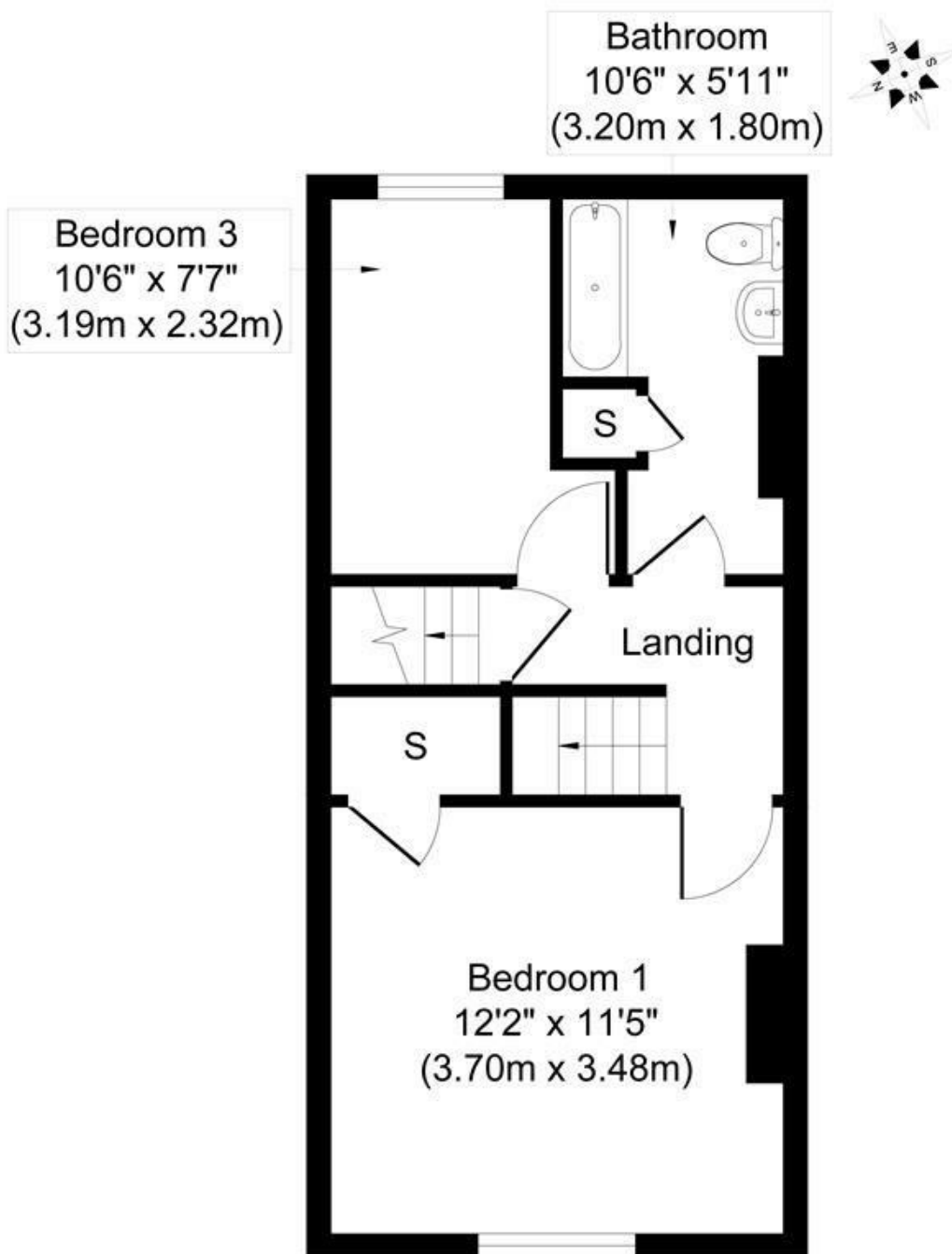
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**412 sq. ft**  
**( 38.29 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.

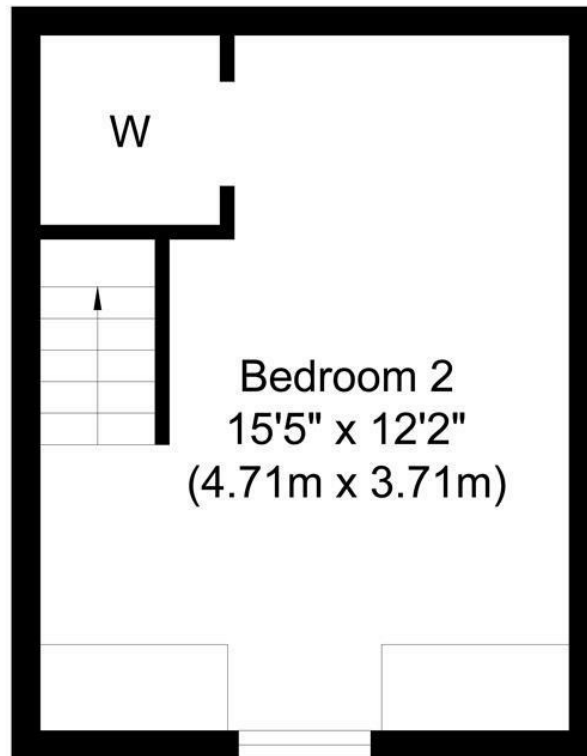
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**First Floor**  
**Approximate Floor Area**  
**335 sq. ft**  
**(31.14 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**193 sq. ft**  
**(17.93 sq. m)**

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