

# Park Rôw



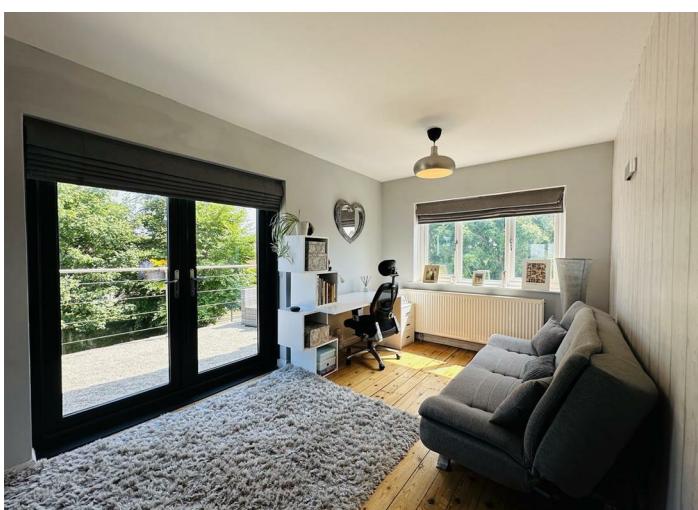
**Reedness, Goole, DN14 8HG**

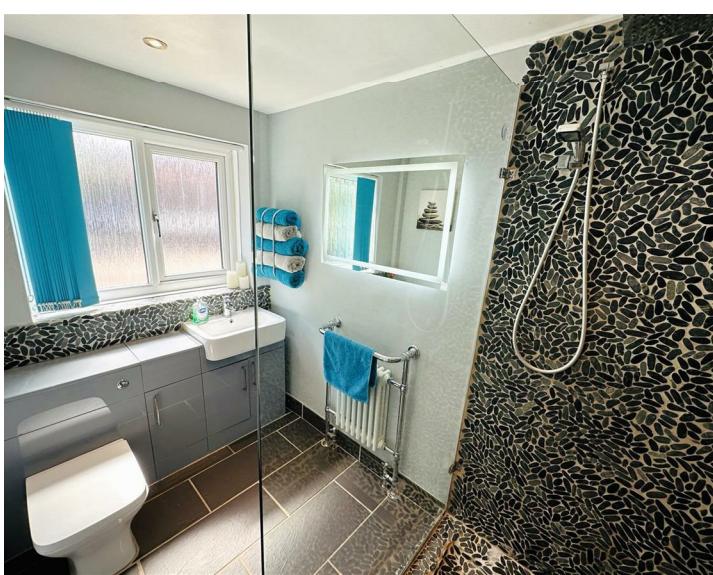
**Asking Price £450,000**



**\*\* OFFERING MULTI-GENERATIONAL LIVING \*\* BALCONY OVER-LOOKING THE RIVER OUSE\*\*** Situated in the village of Reedness, and set in approximately one third of an acre, this detached property briefly comprises: Hall, Shower Room, Office/Bedroom Four, Living Kitchen Diner, Garden Room and Utility/Workshop. The First Floor offers a spacious Lounge giving breath taking views over the River Ouse and access to the balcony area, three further bedrooms and Family Bathroom. Externally, the property benefits from off street parking for multiple vehicles, double garage and a beautifully presented garden with patio areas and summer house. **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'.**



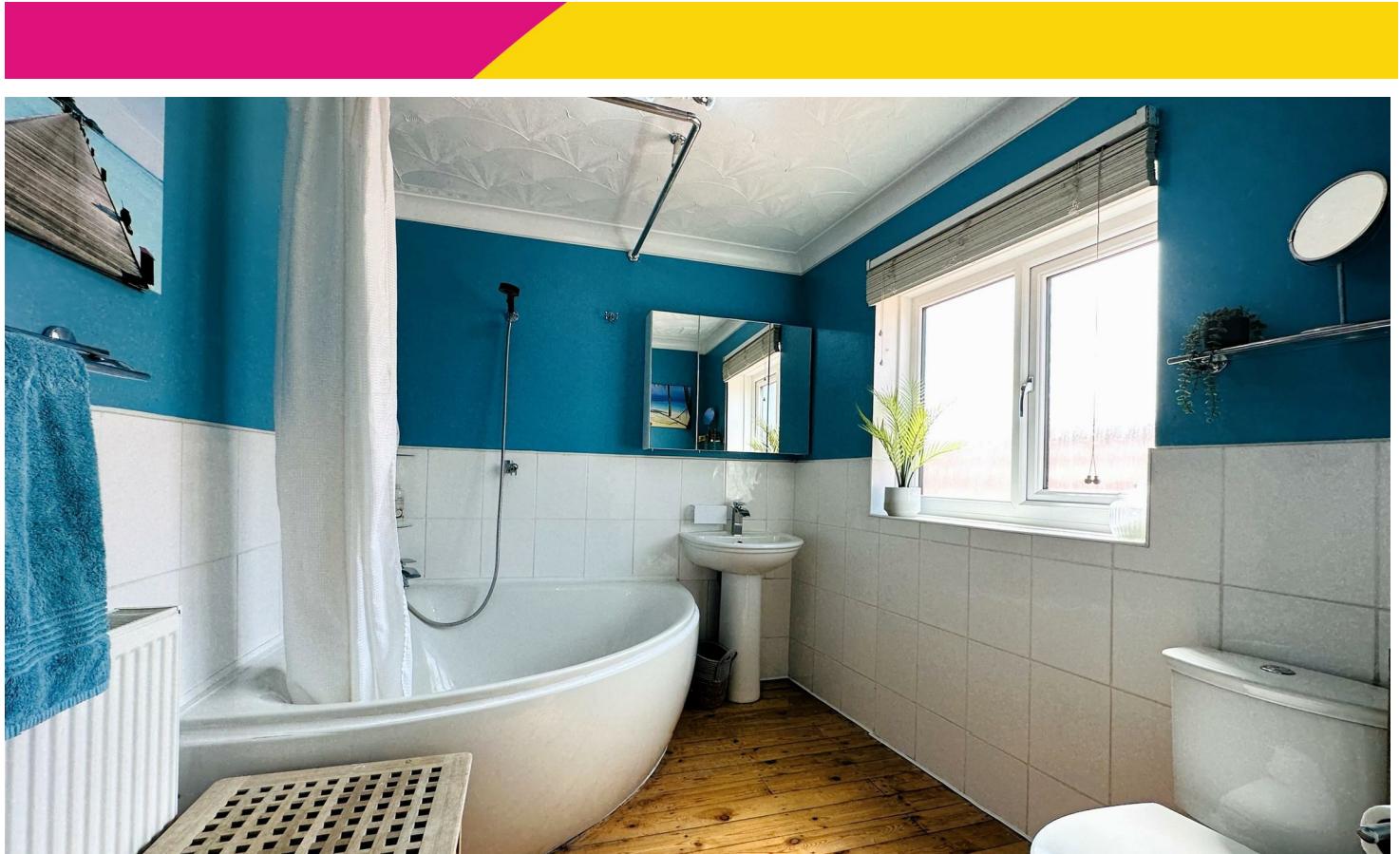




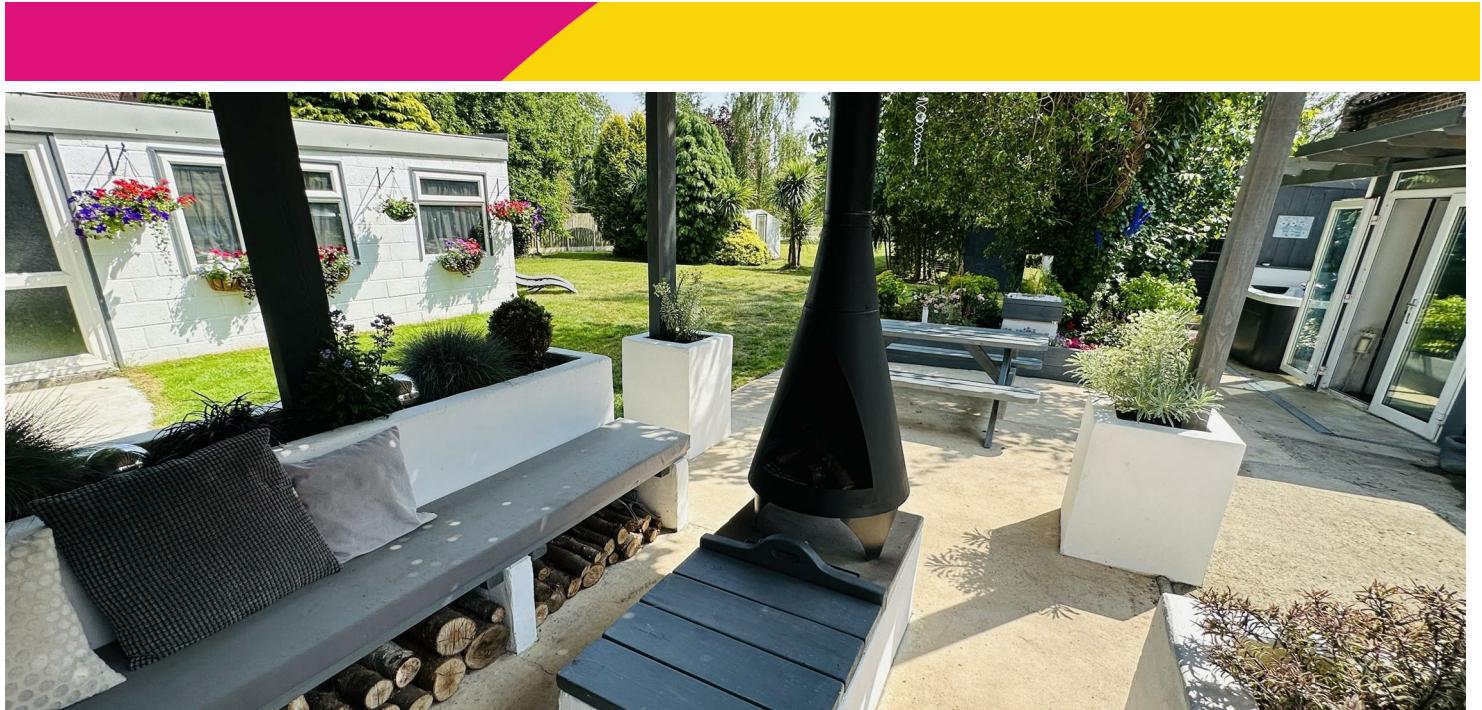




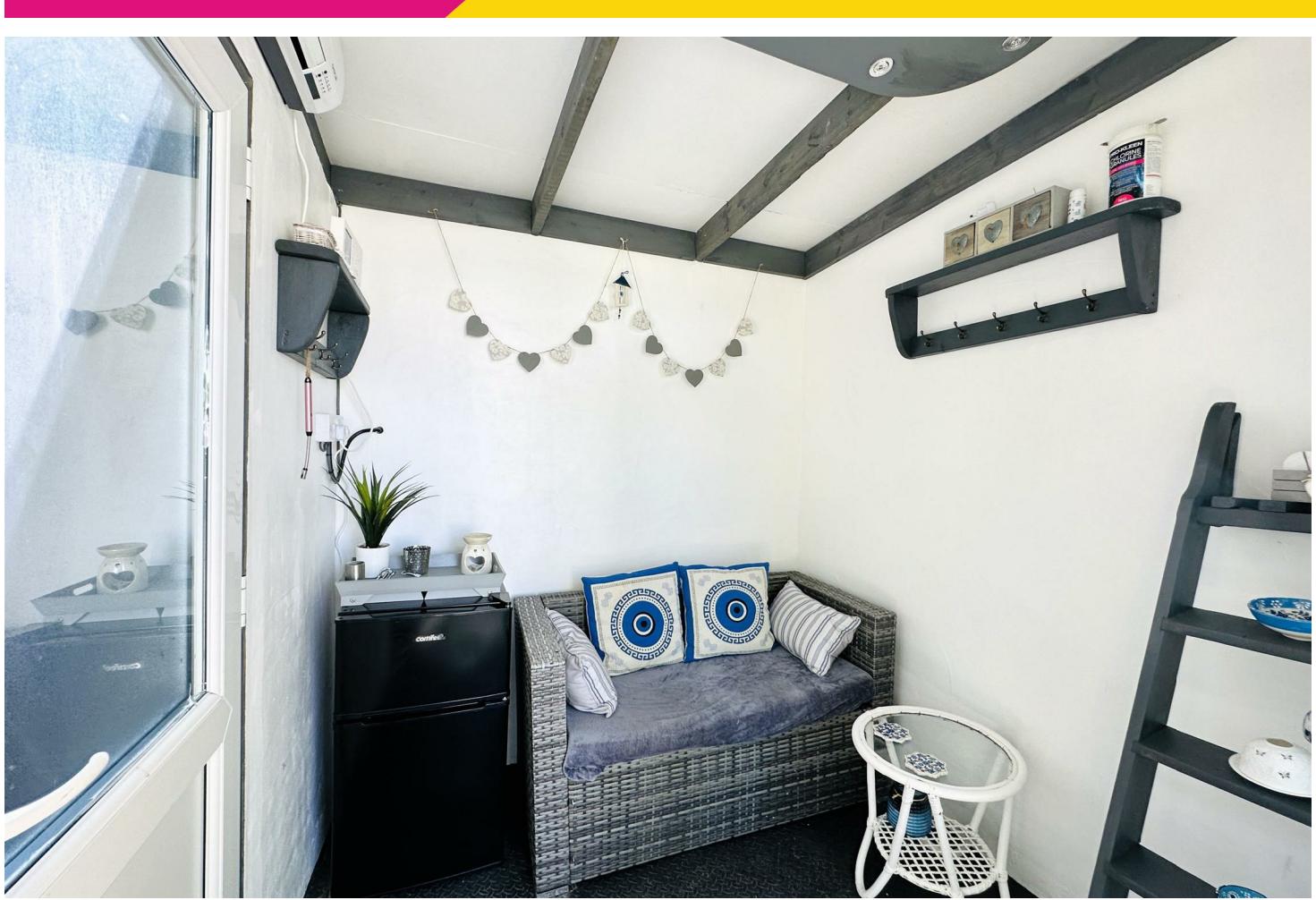


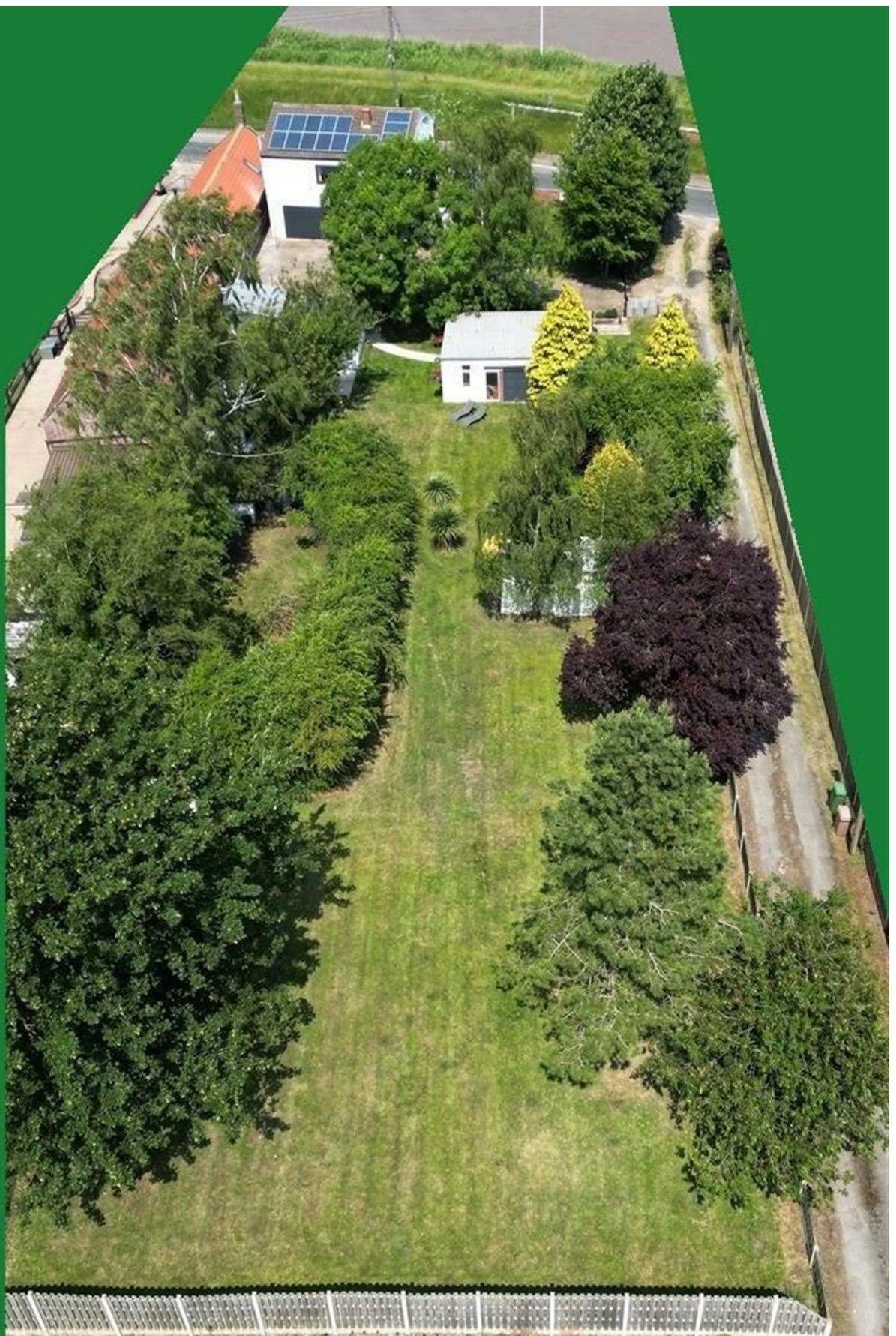














## PROPERTY OVERVIEW

This impressive detached family home offers spacious and versatile accommodation across two well-designed floors, set within a generous plot of approximately one-third of an acre. On the ground floor, the property features a modern shower room, a flexible room ideal as a home office or fourth bedroom, and a stunning open-plan living kitchen diner that forms the heart of the home—perfect for both everyday family life and entertaining. A practical utility/workshop provides additional space and functionality, while the bright and airy garden room opens out to the beautifully landscaped garden. The first floor boasts a spacious lounge with direct access to an exterior balcony, offering breathtaking views over the River Ouse. There are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property is enhanced by a large driveway, a double garage with power and lighting, and a beautifully maintained garden. A covered seated area with fire pit provides the perfect area for outdoor living, while a separate heated summer house offers a garden retreat. There is also a large polytunnel, perfect for growing flowers and vegetables. This home also benefits from a number of eco-conscious and energy-saving features, including owned solar panels with a feed-in tariff, a 2500-litre oil tank, and an air recirculation system for improved indoor air quality. There are also air conditioning units installed in both the downstairs and upstairs living area. A rare opportunity to acquire a spectacular home in a sought-after location with extensive outside space and excellent living accommodation.

## GROUND FLOOR ACCOMMODATION

### Hall

### Shower Room

8'4" x 5'6" (2.55m x 1.68m)

### Office / Bedroom Four

11'2" x 7'10" (3.42m x 2.41m)

### Living / Kitchen Diner

31'0" x 16'2" (9.46m x 4.93m)

### Garden Room

14'9" x 8'4" (4.50m x 2.56m)

### Utility / Workshop

15'5" x 9'5" (4.70m x 2.88m)

## FIRST FLOOR ACCOMMODATION

### Lounge

27'1" x 12'8" (8.27m x 3.88m)

### Exterior Balcony

27'1" x 7'11" (8.27m x 2.42m)

### Bedroom One

13'4" x 9'3" (4.08m x 2.84m)

### Bedroom Two

13'4" x 7'5" (4.07m x 2.27m)

### Bedroom Three

12'9" x 8'9" (3.89m x 2.67m)

### Bathroom

13'1" x 7'10" (4.01m x 2.40m)

## EXTERIOR

### Outbuildings

Large garage / workshop with electrics (single garage door).

Additional storage / workshop with electrics.

Summerhouse with electrics and heating.

Covered seated area with enclosed flower beds, fire pit, electrics and lighting.

### Front

Parking.

### Rear

Landscaped gardens with summer house and covered seating area.

## DIRECTIONS

From our branch on Pasture Road towards Boothferry Road and turn left at the traffic lights onto Boothferry Road, then turn right onto Mariners Street. Keep right and continue on Coronation Street, then continue onto Lower Bridge Street and onto Bridge Street. Bridge Street turns left and then turns into Swinefleet Road. Continue onto Goole road and then Low Street. At the roundabout, take the first exit onto Church Lane and then take a right on to High Street. Upon entering Reedness, continue onto Old Hill Cottages where the property can be identified by our '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: Oil

Sewerage: Mains  
Water: Mains

Broadband: Superfast  
Mobile: 4G

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.

### **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:

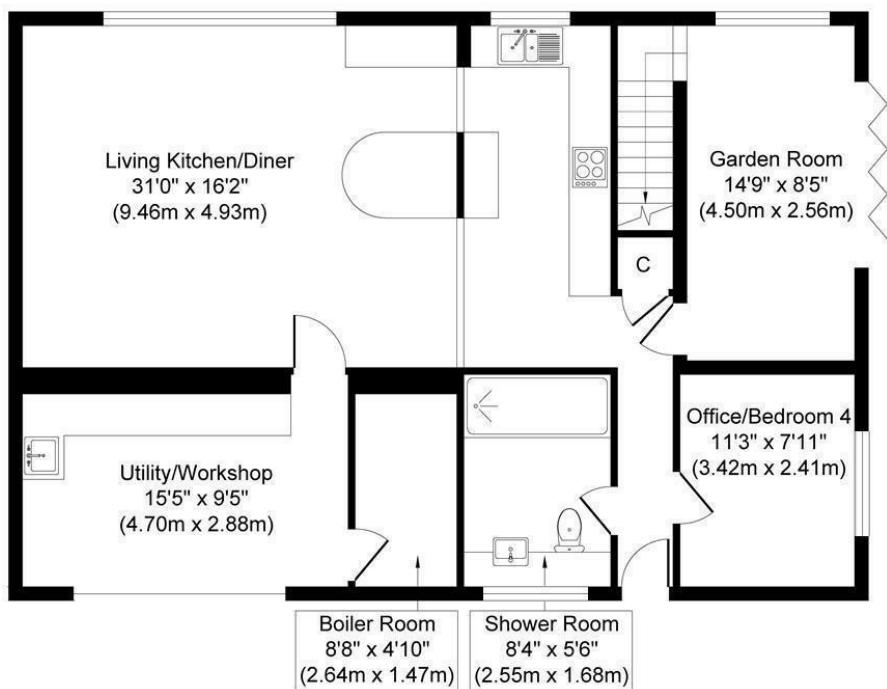
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

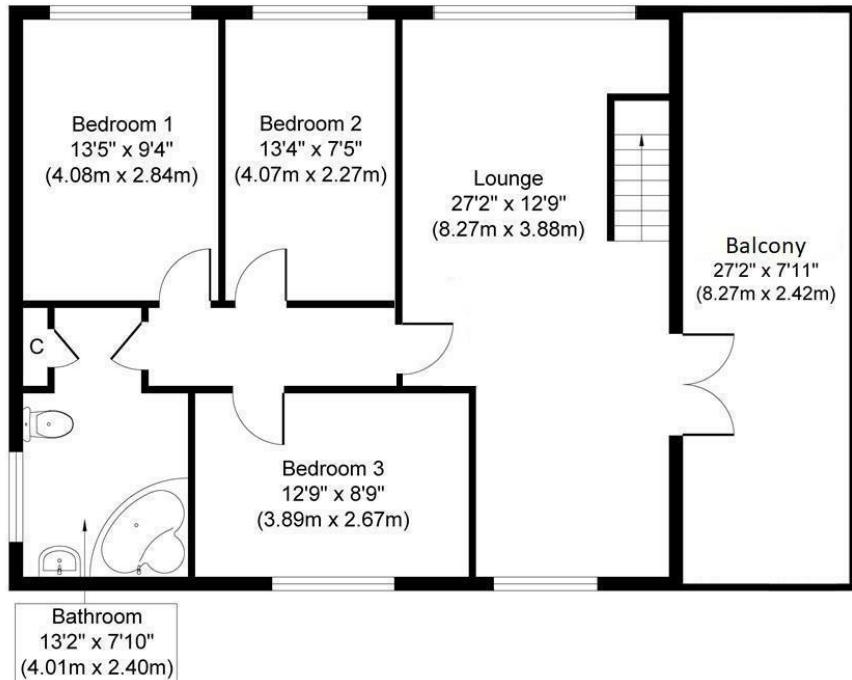


**Ground Floor**  
**Approximate Floor Area**  
**1,046 sq. ft**  
**(97.16 sq. m)**

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**  
**818 sq. ft**  
**(75.96 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A		(A) plus A	
(B) (B)	B	(B) (B)	B
(C) (C)	C	(C) (C)	C
(D) (D)	D	(D) (D)	D
(E) (E)	E	(E) (E)	E
(F) (F)	F	(F) (F)	F
(G) (G)	G	(G) (G)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	