Park Rôw




## Marshfield Road, Goole, DN14 5JG

**Offers Over £160,000**

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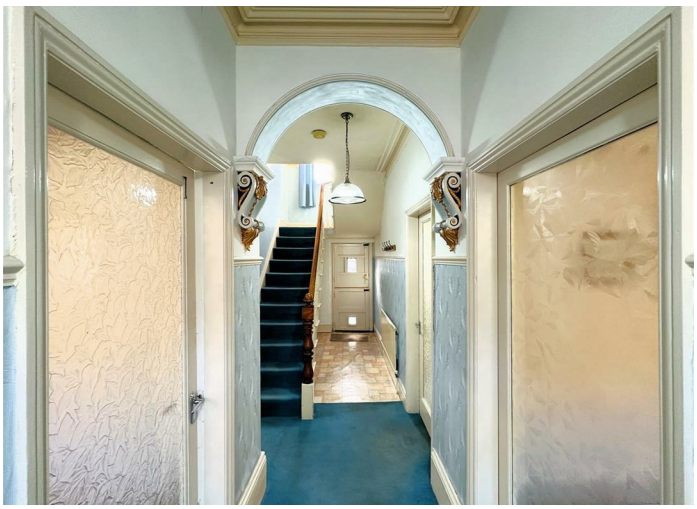
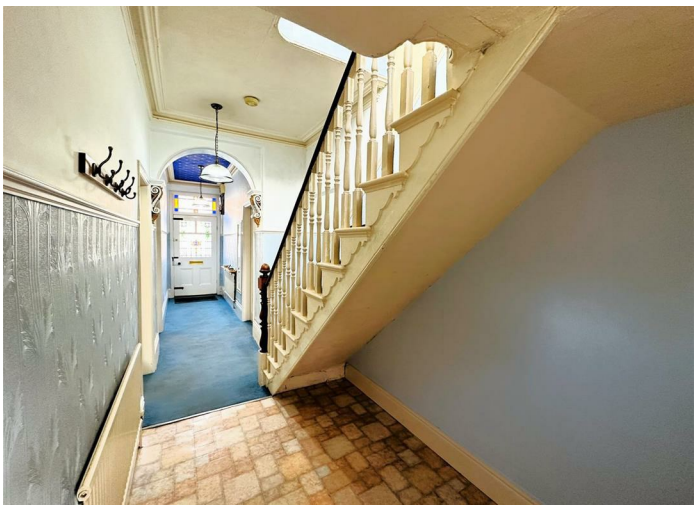
**MULTI GENERATIONAL LIVING**TRADITIONAL FEATURES** Situated in Goole this end of terrace house briefly comprises: Hallway, Breakfast Kitchen, Dining Room / Bedroom and a Bathroom. To the first floor are four bedrooms and a w.c. Externally the property has a south facing rear garden with patio area. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL 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

This impressive double-fronted home reveals a wealth of character and generous living accommodation, perfectly suited to modern family life. High ceilings, large windows and period features combine to create a bright and welcoming atmosphere throughout. The versatile layout is a standout feature, offering excellent flexibility for a variety of buyers. A ground floor reception room currently utilised as a dining room could easily serve as a fifth bedroom, complemented by a conveniently located ground floor bathroom, making the property particularly attractive for multigenerational living, visiting guests or those requiring single-level accommodation. The first floor continues to impress with three well-proportioned double bedrooms, each providing ample space for furnishings and everyday comfort.

The rear, predominantly laid to lawn with mature trees, established planting and a variety of garden areas, the rear garden offers an ideal space for families, keen gardeners and those who enjoy outdoor entertaining. The enclosed nature of the garden provides a safe environment for children and pets, while the abundance of greenery creates a peaceful setting rarely found so close to the town centre.

Ideally positioned within easy reach of Goole town centre, the property offers excellent convenience for everyday living. A wide range of shops, supermarkets, cafés, restaurants and leisure facilities are all accessible nearby, while local schools and healthcare services are also within easy reach. For commuters, Goole benefits from good transport links via road and rail, providing straightforward access to neighbouring towns and cities.

## GROUND FLOOR ACCOMMODATION

### Hall
27'6" x 10'8" (8.40m x 3.27m)

### Breakfast Kitchen
13'3" x 12'3" (4.04m x 3.75m)

### Lounge
15'8" x 12'5" (4.79m x 3.79m)

### Dining Room / Bedroom Five
13'3" x 12'5" (4.06m x 3.79m)

### Bathroom
13'2" x 10'4" (4.03m x 3.17m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One
7'5" x 4'0" (2.27m x 1.24m)

### Bedroom Two
13'4" x 12'6" (4.08m x 3.82m)

### Bedroom Three
13'4" x 12'5" (4.07m x 3.79m)

### Bedroom Four
10'5" x 7'0" (3.19m x 2.15m)

### Study
7'5" x 4'0" (2.27m x 1.24m)

### First Floor w.c.
6'2" x 5'10" (1.89m x 1.80m)

## EXTERIOR

### Front
Front garden / forecourt area.

### Rear
Enclosed rear garden with patio area.

## DIRECTIONS

Leave our Goole office on Pasture Road and turn left onto Boothferry Road and continue straight onto Edinburgh Street. Turn left onto Lime Tree Avenue and then turn right onto Broadway. Turn right onto Kingsway and then left onto Marshfield Road where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## Agent's 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 & 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: 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: 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.

## 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

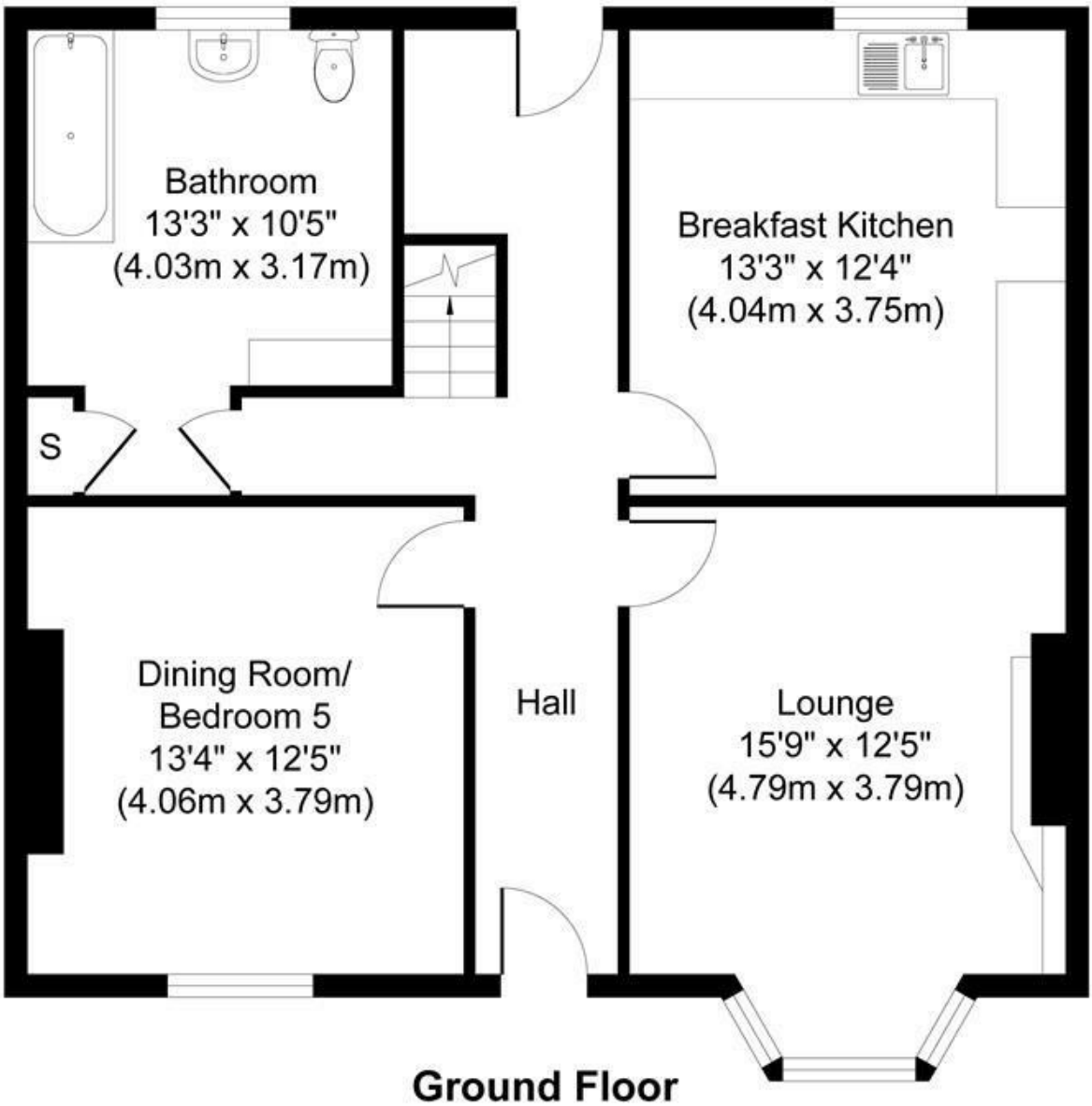
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some 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:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133




**Ground Floor**
**Approximate Floor Area**
**808 sq. ft**
**(75.11 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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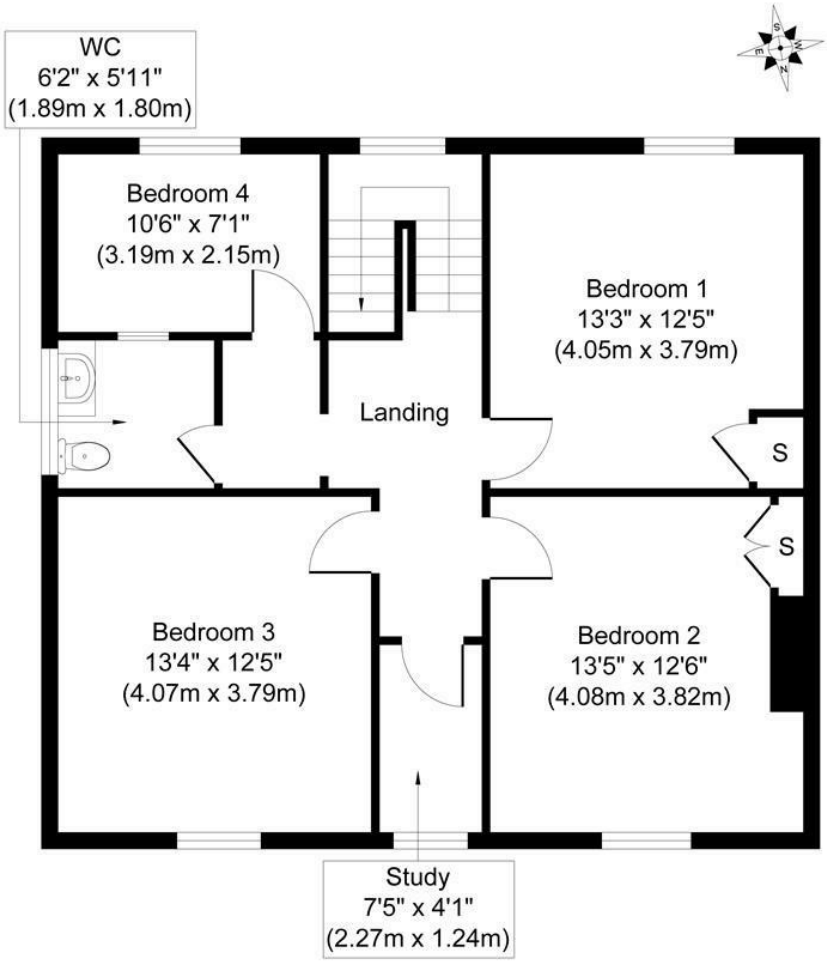


**First Floor**
**Approximate Floor Area**
**796 sq. ft**
**(73.96 sq. m)**

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T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

