

# Park Row



**Periwinkle Court, Goole, DN14 6FH**

**Offers Over £150,000**



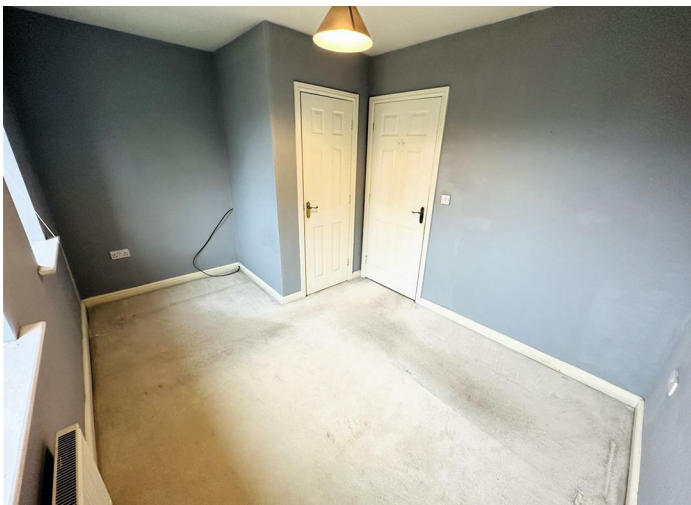
**\*\*SOUTH FACING REAR GARDEN\*\*CUL DE SAC LOCATION\*\*** Situated in Goole, this end-terrace property briefly comprises: Hall, Ground Floor w.c, Kitchen and Lounge. To the First Floor are two bedrooms and a Bathroom. Externally, the property benefits from a driveway to the front and a fully enclosed south-facing garden with patio area to the rear. **VIEWING IS 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 well-presented two bedroom end of terrace property in the popular town of Goole offers an excellent opportunity for first-time buyers, small families, or investors alike. Positioned on a desirable corner plot, the accommodation briefly comprises a welcoming entrance hallway, ground floor w.c., a bright and spacious lounge, and a kitchen with ample storage. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. Externally, the property truly stands out with its enclosed rear garden, enjoying a sunny south-facing aspect—perfect for outdoor entertaining, relaxing, or gardening enthusiasts. The garden provides a private space for children and pets. To the front and side, there is the added advantage of off-street parking, ensuring convenience for homeowners and visitors alike. Situated within easy reach of local amenities, schools, and transport links, this charming home combines comfort, practicality, and a desirable location. Early viewing is highly recommended to fully appreciate what this property has to offer.

## GROUND FLOOR ACCOMMODATION

### Hall

12'1" x 3'8" (3.69m x 1.12m)

### Ground Floor W.C.

4'11" x 3'1" (1.51m x 0.95m)

### Kitchen

10'10" x 5'6" (3.31m x 1.70m)

### Lounge

15'0" x 12'4" (4.59m x 3.78m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'5" x 11'0" (3.81m x 3.37m)

### Bedroom Two

12'5" x 8'9" (3.80m x 2.68m)

### Bathroom

6'5" x 5'4" (1.97m x 1.65m)

## EXTERNAL

### Front

Pathway leading away from the property, and around the side leading to the driveway.

### Rear

Fully enclosed rear garden with patio area.

## DIRECTIONS

Leave our Goole office, head North on Pasture Road and continue straight ahead at the mini roundabout. The

continue onto Westfield Avenue and then again onto Rutland Road. Turn right onto Carr Lane, then take the first left onto Sundrew Avenue. Finally, turn right onto Periwinkle Court where the property can be clearly identified by our Park Row Properties '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: 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.

## 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:


GOOLE - 01405 761199

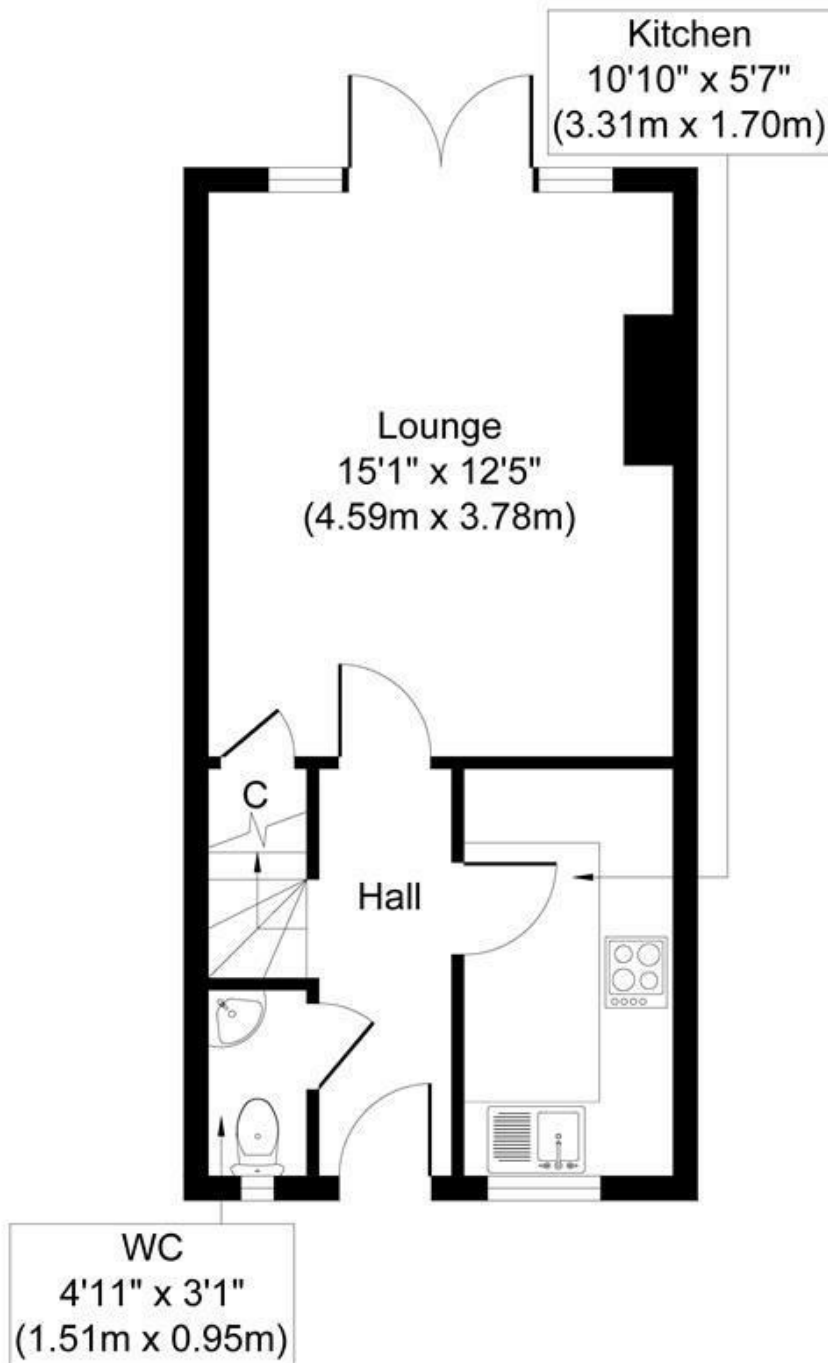
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

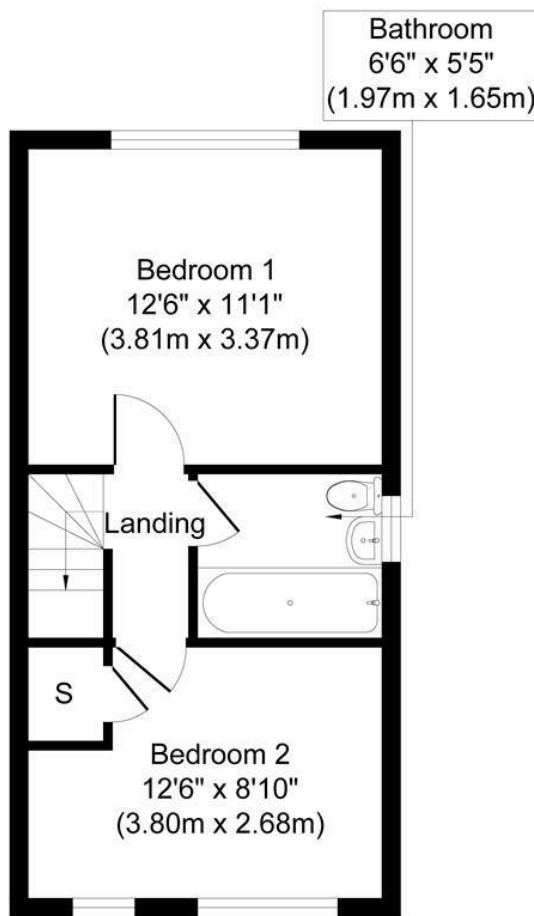




**Ground Floor**  
**Approximate Floor Area**  
**326 sq. ft**  
**(30.24 sq. m)**

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**  
**326 sq. ft**  
**(30.24 sq. m)**

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