Park Rôw



## Sutton Street, Goole, DN14 5ES

**Offers Over £150,000**

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** SOUTH-EAST FACING GARDEN ** NO ONWARD CHAIN ** Situated in Goole this mid-terrace house briefly comprises: Lounge, Dining room, Kitchen. To the first floor are three bedrooms, Bathroom and Shower room. To the second floor is a further two bedrooms. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY FAMILY HOME ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.

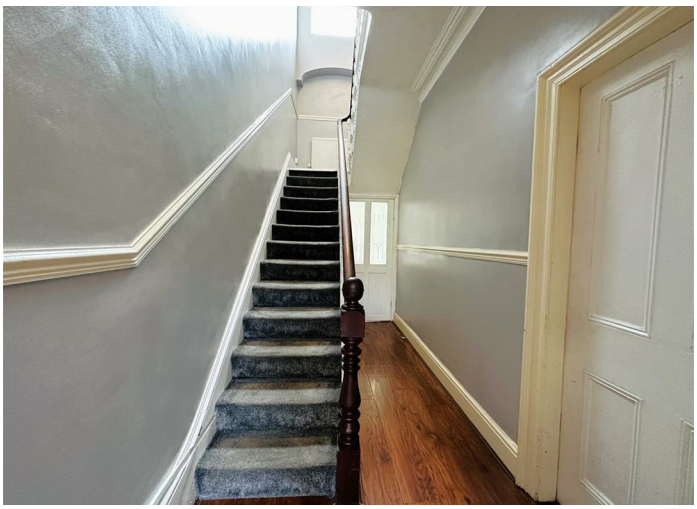














































## PROPERTY OVERVIEW

Offering a fantastic investment opportunity, this substantial property is arranged over two storeys and provides an impressive amount of flexible living space, making it ideal for growing families, multi-generational living, or landlords seeking a home with excellent rental potential. Inside the property boasts two generous reception rooms, creating versatile spaces for relaxing, entertaining, working from home, or accommodating extended family members.

Across the home, the five spacious bedrooms offer comfortable accommodation, with Bedroom One benefitting from fitted wardrobes, helping to maximise both storage and floor space. The accommodation is further enhanced by two bathrooms, including a convenient shower room, adding practicality for busy households.

To the rear, the property enjoys a low-maintenance, south-east facing enclosed garden, thoughtfully designed with a patio seating area and artificial lawn. This private outdoor space is perfect for simply relaxing without the demands of extensive garden upkeep.

Situated close to the centre of Goole, the property is ideally positioned to take advantage of a wide range of local amenities. Shops, supermarkets, cafés, restaurants, schools, and leisure facilities are all within easy reach, while excellent transport links make commuting and travelling convenient. Combining generous accommodation, flexible living arrangements, and a highly accessible location, this is a property that offers both lifestyle appeal and strong investment potential.

## GROUND FLOOR ACCOMMODATION

### Hall
26'4" x 5'6" (8.04m x 1.70m)

### Living Room
15'7" x 12'11" (4.75m x 3.95m )

### Dining Room
14'7" x 11'3" (4.46m x 3.45m )

### Kitchen Diner
25'11" 7'9" (7.92m 2.38m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One
12'4" x 11'4" (3.77m x 3.46m )

### Bedroom Two
12'11" x 8'3" (3.94m x 2.54m)

### Bedroom Three
13'1" x 8'6" (3.99m x 2.61m )

### Bathroom
8'1" x 7'3" (2.48m x 2.22m )

### Shower Room
6'7" x 4'4" (2.01m x 1.34m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Four
15'10" x 9'11" (4.83m x 3.03m )

### Bedroom Five
9'5" x 8'11" (2.88m x 2.74m )

## EXTERIOR

### Front
To the front is a small enclosed yard leading onto a public footpath.

### Rear
To the rear is a low maintenance garden with patio area and artificial grass.

### Directions
Leave our Goole office and proceed towards the town centre. At the traffic lights turn left over the railway crossing. Follow the road round and continue straight ahead at the mini roundabout. Follow the road round the right and proceed onto Burlington Crescent, continue straight ahead at the first set of crossroads and then turn left at the second set of crossroads. Sutton Street is then the first street on the left hand side. 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 Council
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: 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.

## VIEWING'S.

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.

## MEASUREMENT'S.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## 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.

## 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.

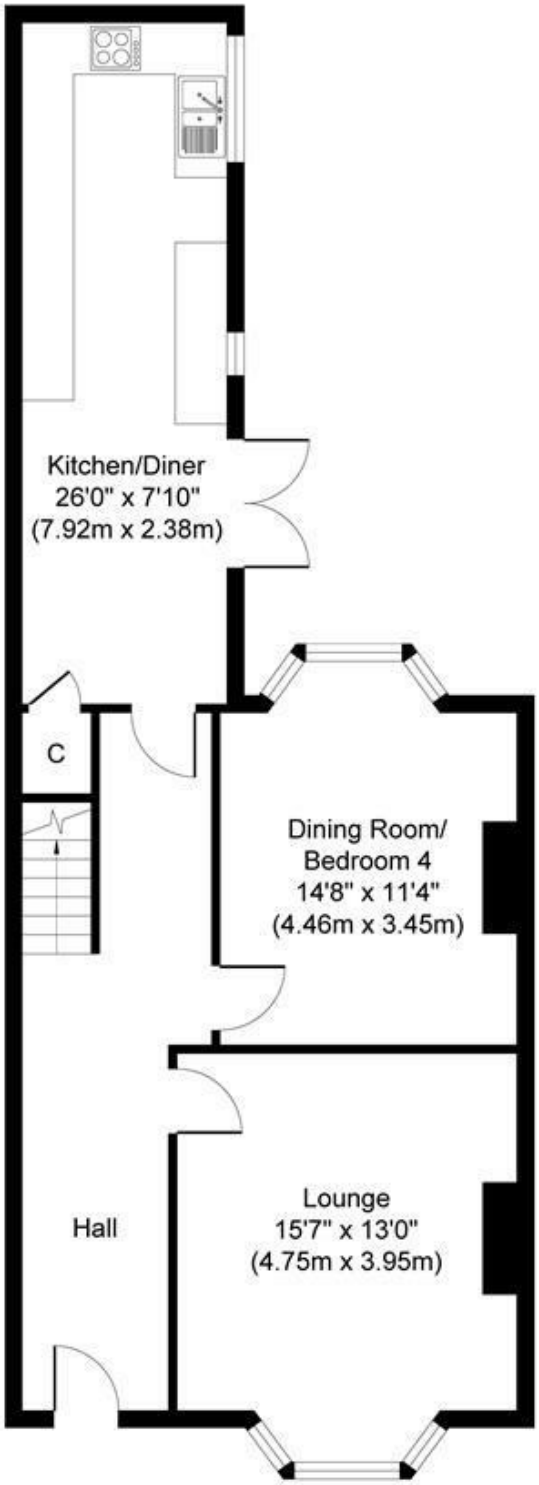
## OPENING HOUR'S.

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

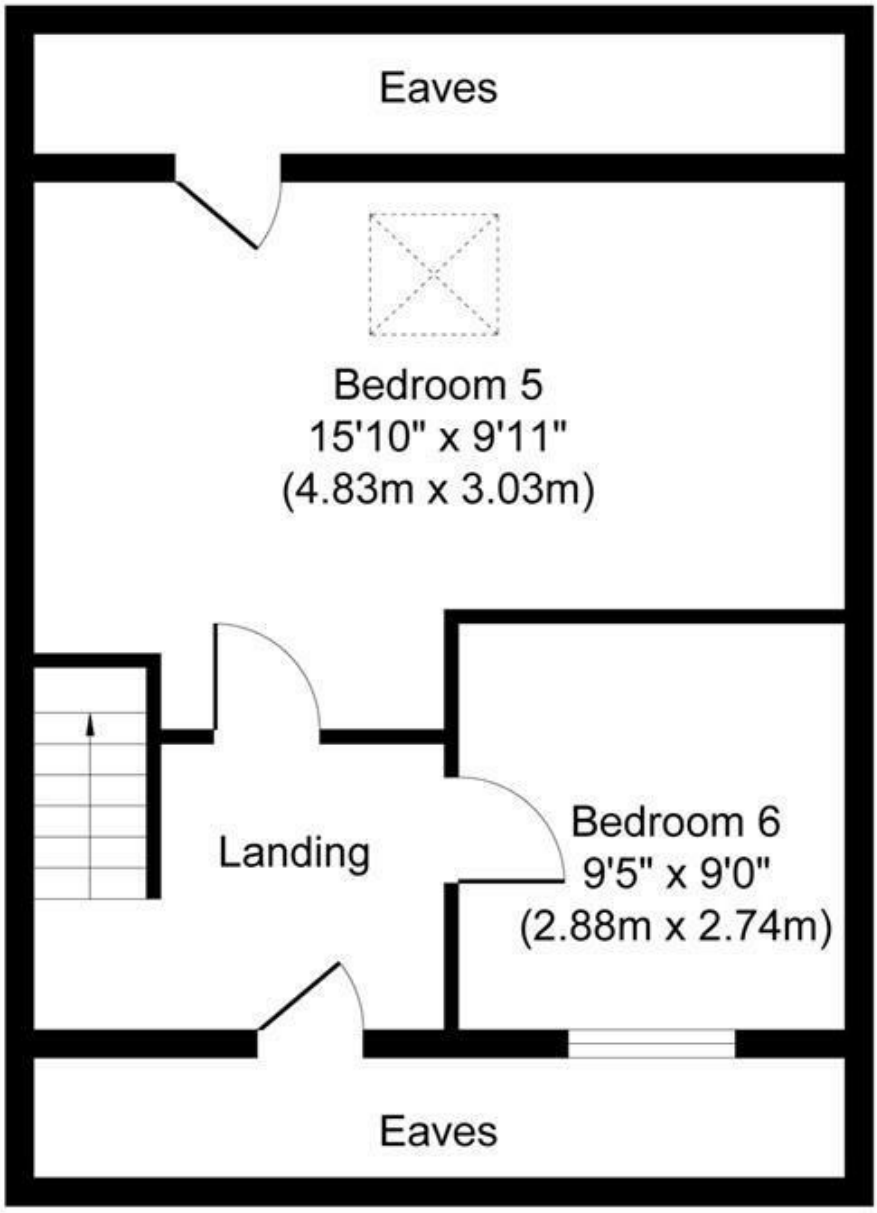
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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




**Ground Floor**
**Approximate Floor Area**
**729 sq. ft**
**(67.69 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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# Second Floor
# Approximate Floor Area
# 371 sq. ft
# (34.5 sq. m)

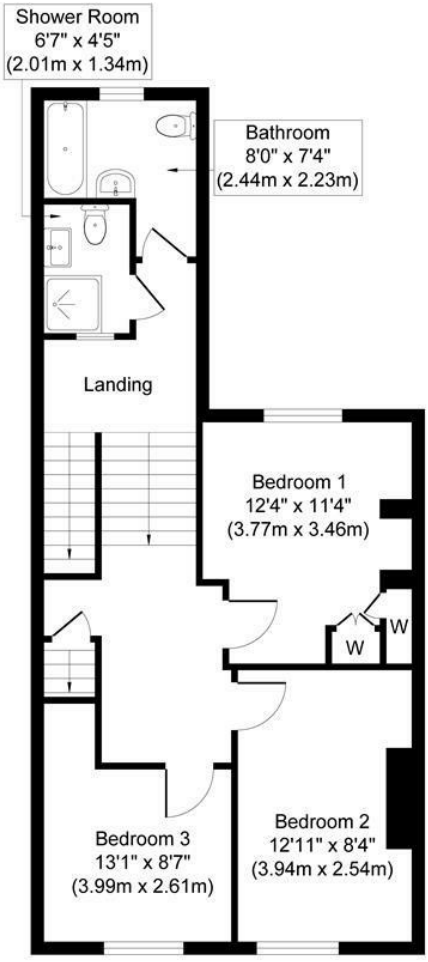
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**First Floor**
**Approximate Floor Area**
**707 sq. ft**
**(65.72 sq. m)**

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