

# Park Row



**Olive Grove, Goole, DN14 5AD**

**Offers Over £230,000**



**\*\* SOUTH-WEST FACING GARDEN \*\* CLOSE TO LOCAL AMENITIES \*\*** Situated in the town of Goole this semi-detached property briefly comprises: Hallway, Lounge, Kitchen-Diner and Ground Floor w.c. To the first floor are three well-proportioned bedrooms along with a family bathroom, whilst the second floor offers the main bedroom with a en-suite Shower Room. Externally, the property benefits from off-street parking and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED 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

Immaculately presented and thoughtfully designed, this spacious four-bedroom semi-detached home offers flexible living accommodation arranged over three well-proportioned floors—perfectly suited to the needs of modern family life. On the ground floor, you are welcomed by a stylish and functional kitchen-diner. This modern space is ideal for everyday cooking and dining, featuring contemporary fittings, ample worktop space, and storage. To the rear, the bright and comfortable lounge overlooks the garden, creating a perfect setting for relaxing or entertaining. The first floor hosts three well-proportioned bedrooms, each filled with natural light and offering flexibility for use as children's rooms, guest bedrooms, or a home office. Occupying the entire second floor, the main bedroom provides a private and tranquil retreat. This level also benefits from a contemporary shower room, creating a true top-floor suite ideal for homeowners. Externally, the property features a private, low-maintenance rear garden with a south-west facing aspect, perfect for enjoying sunny afternoons, outdoor dining, or safe play space for children and pets. Ideally located for families, the home sits just a short walk from the local primary school and is conveniently close to a well-serviced bus route, offering excellent transport links into nearby towns and city centres.

## GROUND FLOOR ACCOMODATION

### Ground Floor w.c.

5'3" x 3'7" (1.62m x 1.11m)

### Lounge

14'10" x 14'6" (4.54m x 4.44m)

### Kitchen Diner

14'5" x 12'9" (4.41m x 3.90m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

14'7" x 8'8" (4.47m x 2.65m)

### Bedroom Three

11'5" x 7'8" (3.48m x 2.35m)

### Bedroom Four

6'6",236'2" x 8'1" (2,72m x 2.48m)

### Bathroom

6'6" x 6'2" (2.00m x 1.88m)

## SECOND FLOOR ACOMMODATION

### Bedroom One

14'10" x 14'6" (4.54m x 4.44m)

### Shower Room

14'6" x 7'2" (4.42m x 2.20m)

## EXTERIOR

### Front

Driveway leading to the detached garage.

### Rear

Enclosed rear garden predominantly laid-to-lawn with decked area. Timber pedestrian access gate.

## DIRECTIONS

Head south down Pasture Road and turn left onto Boothferry. Next, turn right onto Mariners Street then left onto Stanhope Street. At the roundabout, take the third exit onto North Street and continue on Hook Road. Then take a left onto Wentworth Drive, right onto Bretton Avenue and finally left onto Olive Grove. The property will be clearly marked by the 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.

## 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.

## 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

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold

Local Authority: East Riding Of Yorkshire Council

Tax Banding: C

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

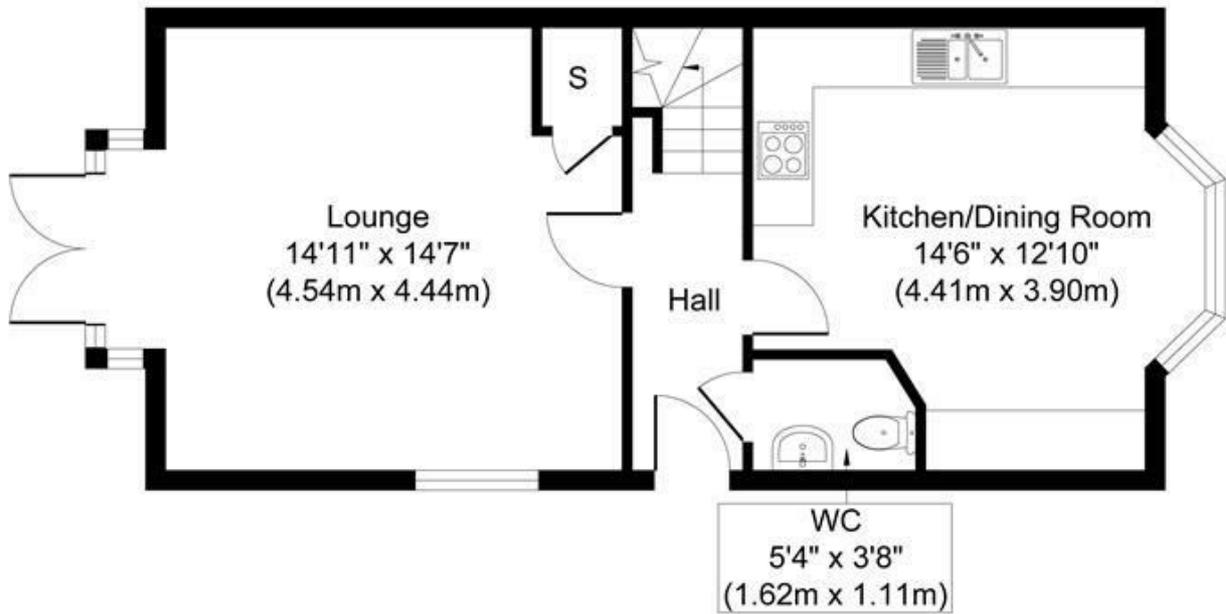
Mobile: 5G

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.

### **VIEWINGS**

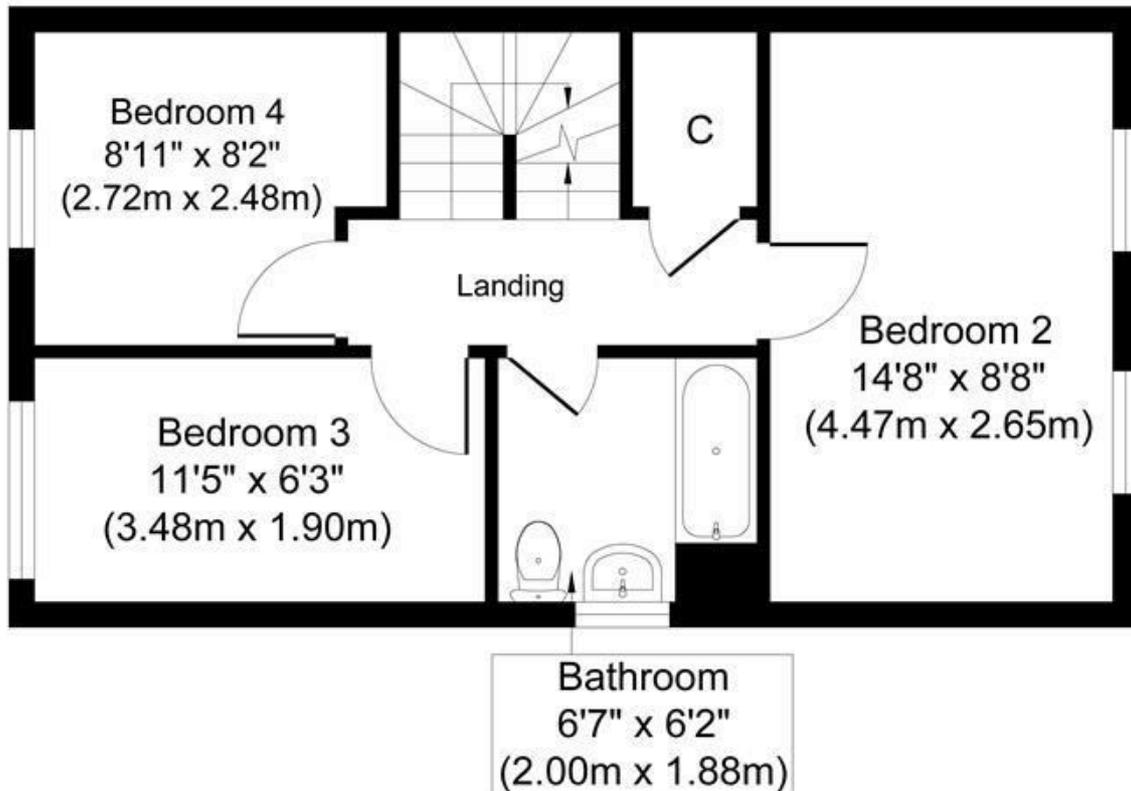
Strictly by appointment with the sole agents.

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.



**Ground Floor**  
**Approximate Floor Area**  
**490 sq. ft**  
**(45.53 sq. m)**

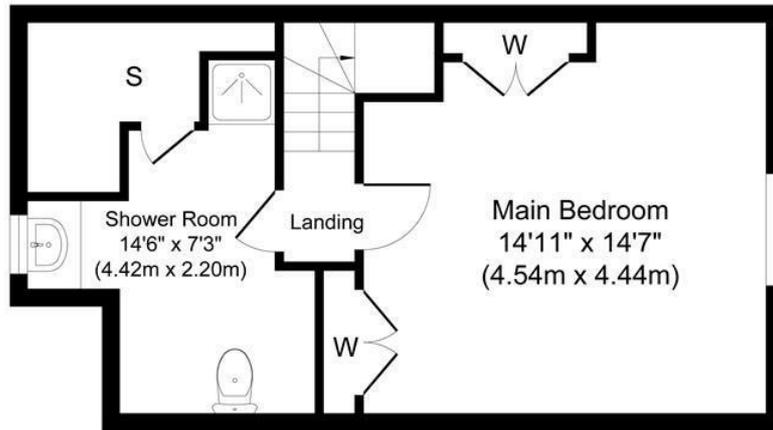
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**398 sq. ft**  
**(36.98 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**382 sq. ft**  
**(35.51 sq. m)**

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