

# Park Row



**Captains Close, Goole, DN14 6AB**

**Offers Over £180,000**



**\*ENCLOSED REAR GARDEN\*\* PARKING AVAILABLE\*\*** Situated in Goole, this three bedroom terraced property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c.. To the first floor are three bedrooms, and a Family Bathroom. Externally, the property benefits from a driveway to the front and a fully enclosed rear garden. **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

Situated in a popular residential area of Goole, this well-presented 3-bedroom end terrace home offers spacious living ideal for families or professionals. The property features a welcoming lounge, a modern kitchen diner perfect for entertaining, a separate utility room, and a convenient downstairs toilet. Upstairs comprises three generously sized bedrooms, plus a contemporary family bathroom. To the rear is a private garden, ideal for outdoor living. The property also benefits from a driveway providing off-street parking.

## GROUND FLOOR ACCOMMODATION

### Hall

5'2" x 3'10" (1.59m x 1.17m)

### Lounge

15'9" x 12'0" (4.81m x 3.68m)

### Kitchen Diner

14'2" x 11'6" (4.32m x 3.53m )

### Utility

7'3" x 4'2" (2.22m x 1.29m)

### W.C

5'11" x 3'3" (1.82m x 1.01m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'3" x 10'9" (4.66m x 3.28m )

### Bedroom Two

11'8" x 8'4" (3.57m x 2.55m )

### Bedroom Three

8'2" x 6'6" (2.51m x 1.99m)

### Bathroom

8'4" x 5'2" (2.55m x 1.60m )

## EXTERIOR

### Front

The front of the property is paved with ample parking.

### Rear

Fully enclosed rear garden with patio and lawned area. To the bottom is a secure shed for convenient storage.

## DIRECTIONS

Leave our Goole Office and proceed down Pasture Road towards Centenary Road. At the mini roundabout continue straight ahead on to Westfield Avenue, proceed straight ahead. Continue onto Rutland Road. At the end of the street, take a right on to Carr Lane. Finally, turn right onto Captains Close 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 Yorkshire Council

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124



SHERBURN IN ELMET - 01977 681122  
PONTEFRAC - 01977 791133  
CASTLEFORD - 01977 558480

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains  
Heating: Gas  
Sewerage: Mains  
Water: Mains

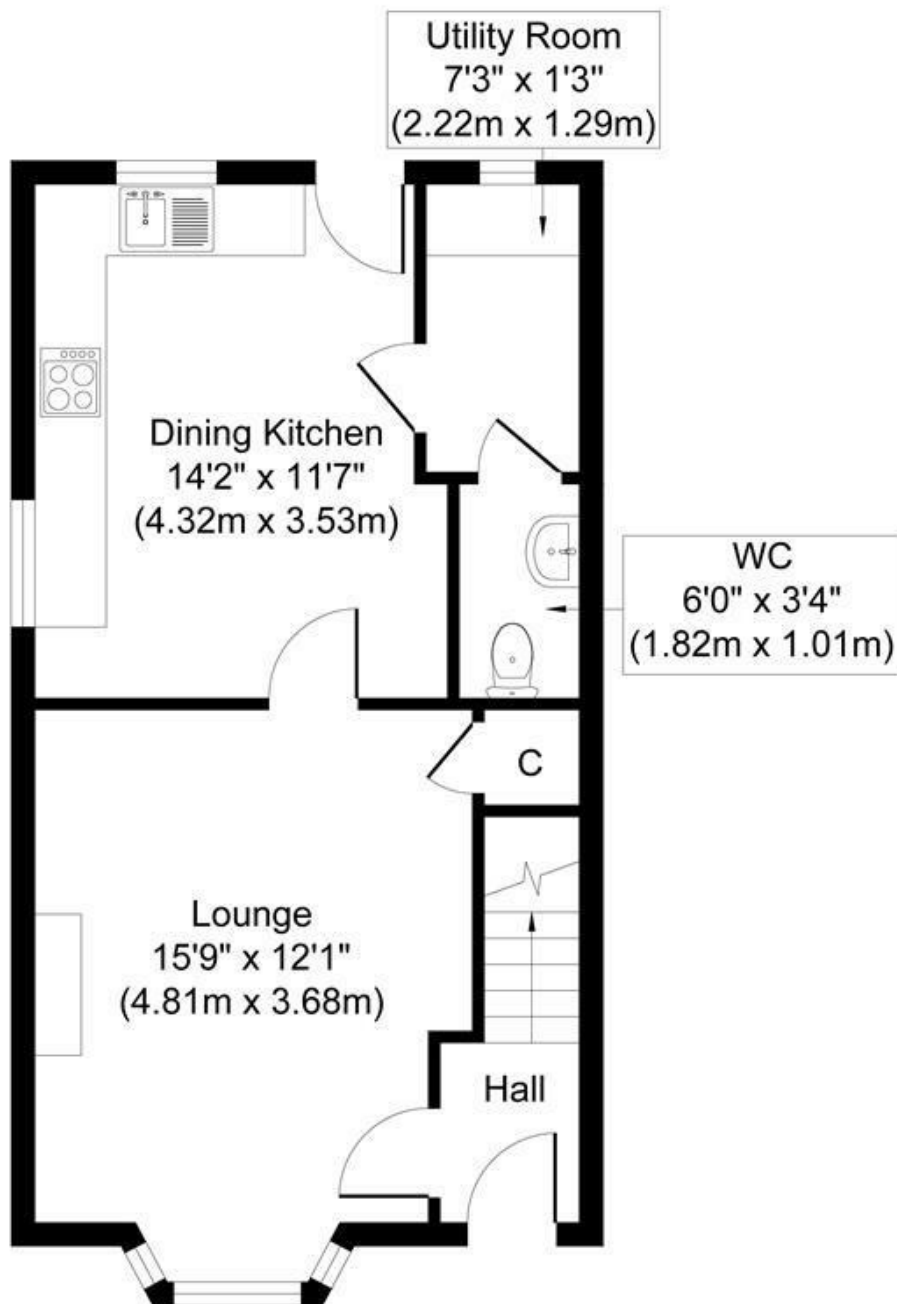
Broadband: Ultrafast  
Mobile: 5G

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.

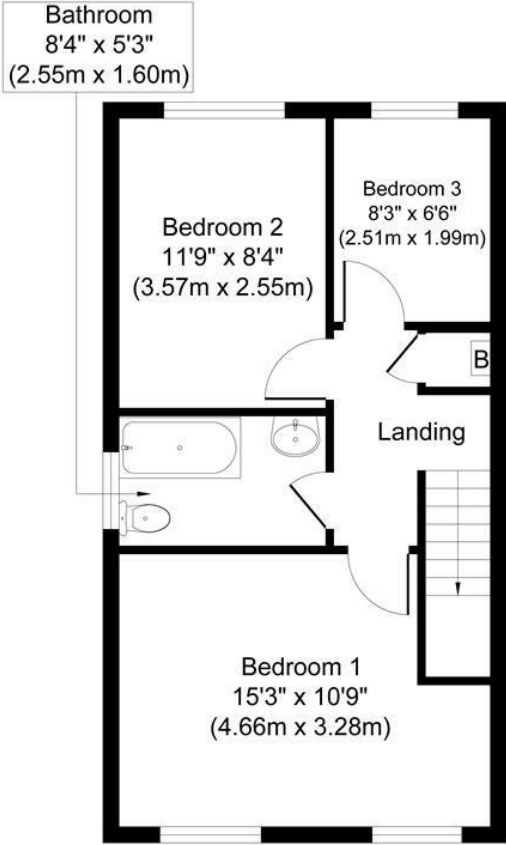




**Ground Floor**  
**Approximate Floor Area**  
**438 sq. ft**  
**(40.70 sq. m)**

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**  
**430 sq. ft**  
**(39.98 sq. m)**

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