

Park Row



Naylor Croft, Howden, Goole, DN14 7ZH

Offers Over £290,000



**** GARAGE ** EN-SUITE TO BEDROOM ONE **** Situated in the market town of Howden, this property briefly comprises: Lounge, Kitchen/ Dining Room and ground Floor w.c. Upstairs are Three bedrooms one with an En-Suite and Family Bathroom. Externally, the property provides off street parking, garage and an enclosed rear garden. **VIEWING IS REQUIRED TO FULLY APPRECIATE THE STYLE 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

Set in the village of Howden, this attractive family home enjoys a pleasant residential setting and has a generous block-paved driveway and attached garage providing ample parking and practicality for modern family living. Internally, the home offers well-planned and spacious accommodation, the spacious kitchen, diner being this sociable space provides ample room for both cooking and dining, with French doors opening directly onto the rear patio. A useful ground floor w.c adds further convenience, while the overall layout has been designed to suit modern day living and entertaining.

To the first floor, the principal bedroom benefits from fitted wardrobes, providing excellent built-in storage, together with the added luxury of an En-Suite shower room. The remaining accommodation is well-proportioned, making the property perfectly suited to growing families or those requiring versatile bedroom space.

Outside, the rear garden has been thoughtfully designed to offer a low-maintenance outdoor space that can be enjoyed throughout the year. A paved patio area immediately adjoins the property and creates the perfect spot for outdoor dining, entertaining guests or relaxing in the sunshine. Beyond, the garden is predominantly laid to lawn and is enclosed by fencing, providing a safe and private environment for children and pets while retaining an attractive, open feel.

The village itself offers a wonderful balance between countryside charm and everyday convenience while remaining conveniently close to a range of local amenities, making it ideal for families and professionals alike.

GROUND FLOOR ACCOMMODATION

Entrance

3'8" x 3'6" (1.14m x 1.09m)

Lounge

13'6" x 11'10" (4.12m x 3.63m)

Inner Hall

7'8" x 3'4" (2.35m x 1.02m)

Ground floor w.c

5'1" x 3'4" (1.55m x 1.02m)

Kitchen/ Dining Room

20'0" x 10'4" (6.10m x 3.15m)

Garage

57'4" x 26'2" (17.5m x 8.0m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'2" x 12'5" (4.64m x 3.80m)

En-Suite

9'7" x 4'6" (2.94m x 1.38m)

Bedroom Two

11'5" x 10'5" (3.50m x 3.18m)

Bedroom Three

10'1" x 6'8" (3.08m x 2.04m)

Bathroom

6'3" x 6'3" (1.92m x 1.91m)

EXTERIOR

Front

To the front there is a small low maintenance garden and ample off street parking with double driveway and garage.

Rear

To the rear is an enclosed rear garden with paved seating area.

Directions

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Flatgate. Next, turn right on to Bishopgate and then right onto Station Road. Turn left onto Shelford Avenue and continue on before turning right onto Selby Road, take the third left down Naylor Croft where the property can be identified by our "Park Row" For Sale board.

AGENT 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 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/CASTLEFORD - 01977 791133

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire Council

Tax Banding: D

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

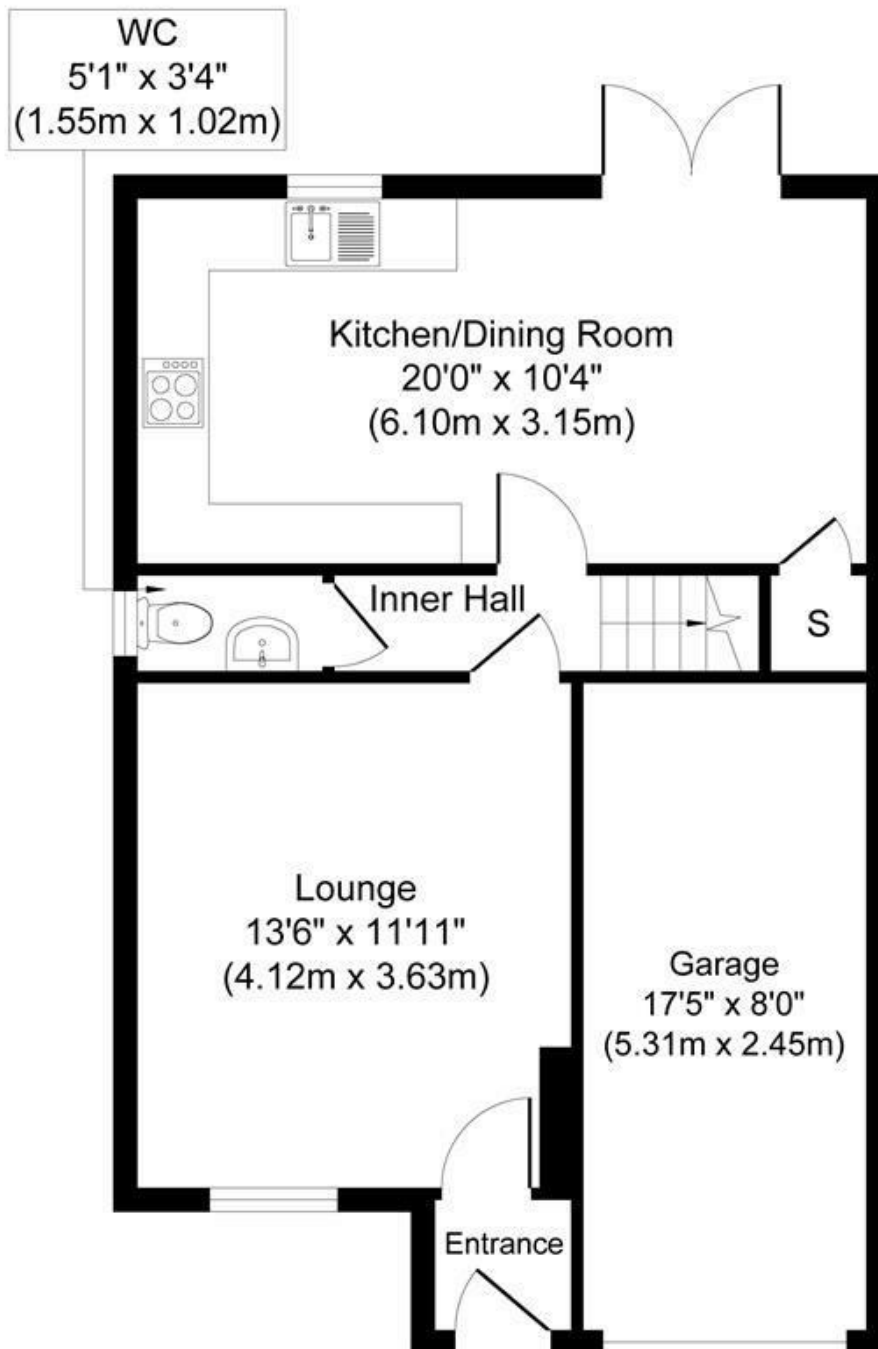
Please note: The Utilities, Broadband and Mobile Coverage

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VIEWINGS

Strictly by appointment with the sole agents.

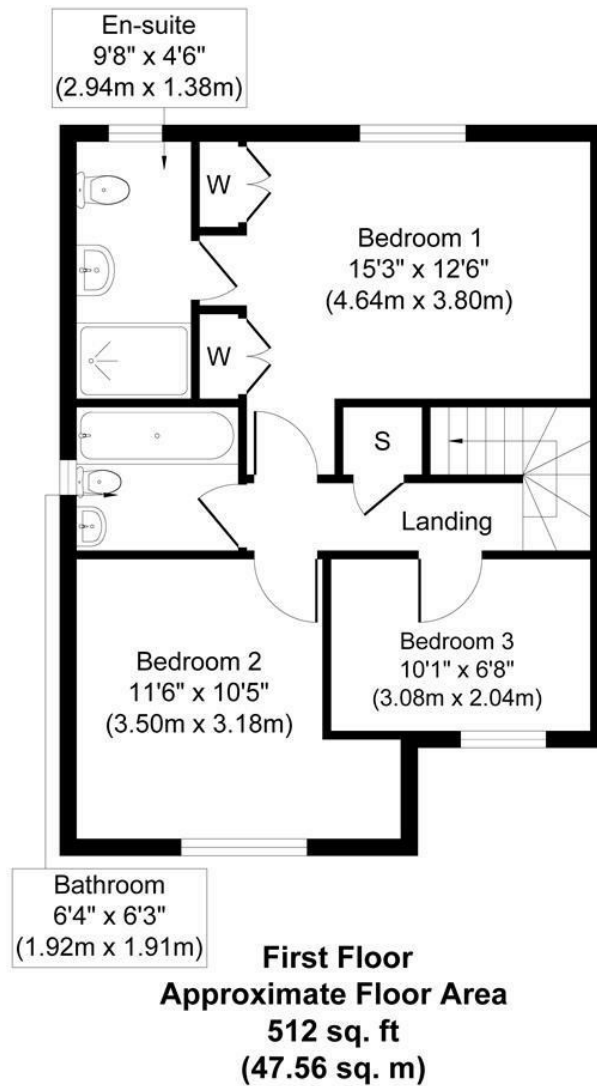
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
589 sq. ft
(54.74 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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T 01405 761199
W www.parkrow.co.uk

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

