

Park Row



Rutland Road, Goole, DN14 6LU

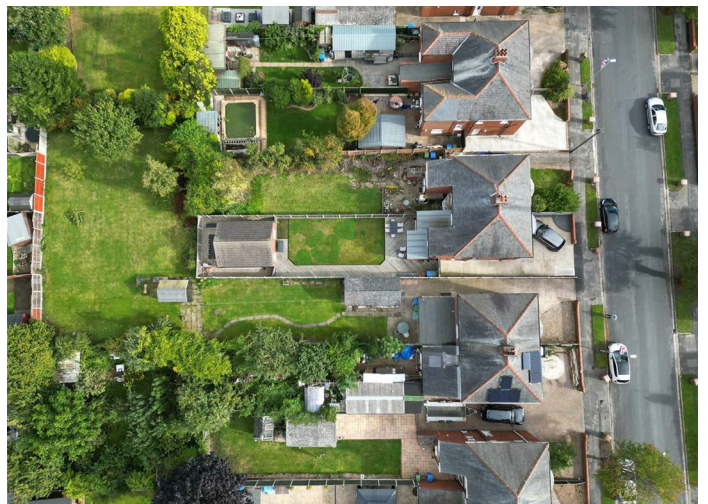
Offers Over £160,000



**** IDEAL FIRST TIME BUYER PROPERTY ** IMPRESSIVE REAR GARDEN **** Situated in Goole, this semi detached property briefly comprises: Lounge, Dining Kitchen Living Area. To the first floor are two Bedrooms and a Bathroom. Externally, the property has a garage and off street parking and fully enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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 SUMMARY

Located on Rutland Road in the town of Goole, this delightful two-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a spacious layout, featuring a large kitchen diner that seamlessly flows into a generous living area. Additionally, a separate lounge offers a cosy retreat for relaxation.

Upstairs, you will find two well-proportioned bedrooms one with a walk in storage room ideal for those items you can never find time to put in the loft. To complete the first floor there is also a bathroom that provides all the essential amenities. While the property does require some updating, it offers a blank canvas for potential buyers to personalise and enhance to their taste.

One of the standout features of this home is the off-street parking, accommodating several vehicles, along with the added benefit of a garage. The rear garden is particularly impressive, being very large and providing a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This semi-detached house on Rutland Road is an ideal buy for first time buyers or small families looking to settle in a friendly community. Don't miss the chance to make this house your future home.

GROUND FLOOR ACCOMMODATION

Lounge

16'0" x 13'8" (4.88m x 4.18m)

Living Kitchen Diner Area

20'11" x 15'11" (6.39m x 4.87)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'4" x 11'1" (4.37m x 3.40m)

Storage Room

4'6" x 3'9" (1.39m x 1.16m)

Bedroom Two

11'2" x 10'1" (3.42m x 3.09m)

Bathroom

8'5" x 4'6" (2.57m x 1.39m)

Separate W.C

5'4" x 2'3" (1.65m x 0.71m)

EXTERIOR

Front

Rear

DIRECTIONS

Leaving our office on Pasture Road head over the mini roundabout onto Westfield Avenue, which turns into Rutland Road, where the property can be identified by our Park Row 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

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

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

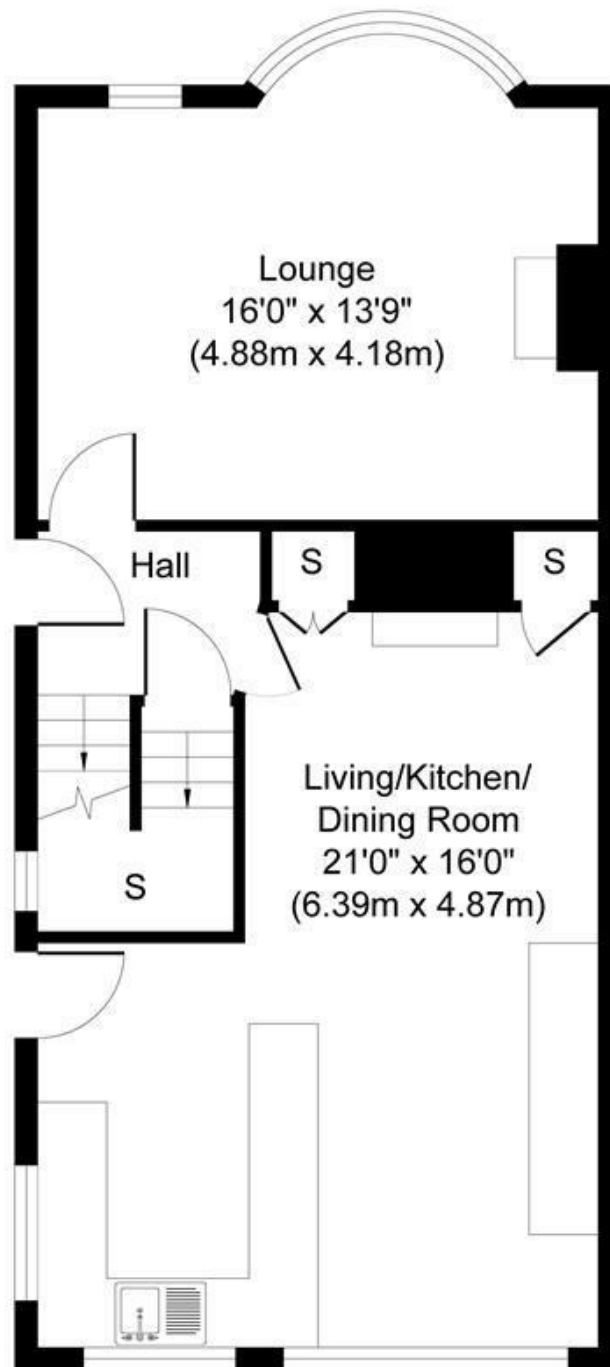
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VIEWINGS

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.

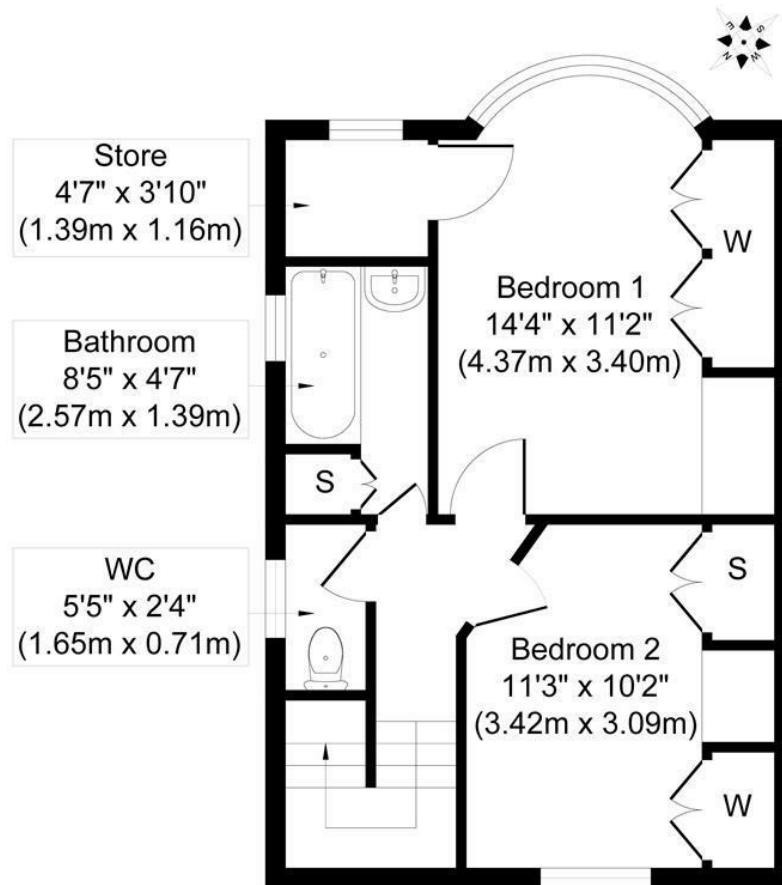




Ground Floor
Approximate Floor Area
576 sq. ft
(53.47 sq. m)

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
391 sq. ft
(36.31 sq. m)

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