Park Rôw



Main Street, Asselby, Goole, DN14 7HE

Offers Over £550,000

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** OFFERING FLEXIBLE LIVING ACCOMMODATION ** Situated in the rural village of Asselby, this barn conversion briefly comprises: Hall, Lounge, Games Room, Open Plan Kitchen and Living Area, Study/Bedroom Five, Utility Room, Boot Room and Ground Floor w.c. To the First Floor are four bedrooms; one with en-suite bathroom, an additional Lounge/Dressing Room and Family Bathroom. Externally the property benefits from South-Facing garden to the front and includes Double Garage and sweeping driveway. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY 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'





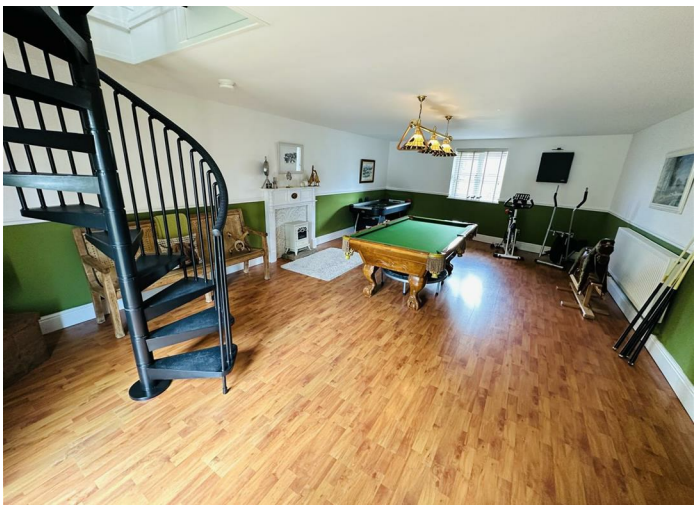


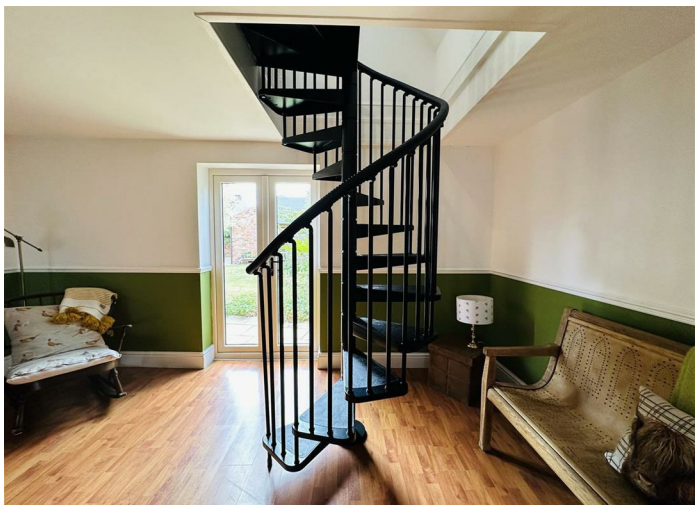



















KITCHEN





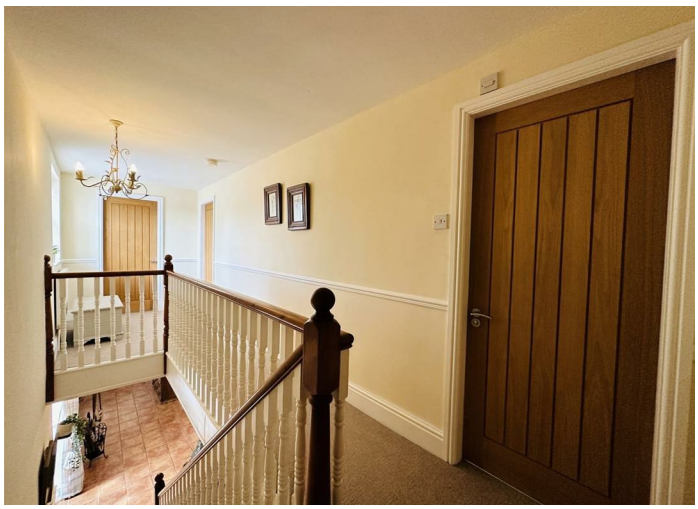



TOILETTE
TEA


CLOVERFIELD DAIRY FARM
Producer of Sunshine Milk




















CAN'T HEAR FOR IT
GAMING
FERGUSON



















PROPERTY OVERVIEW

Nestled in the sought-after village of Asselby, this exceptional barn conversion combines timeless character with contemporary family living. Surrounded by open countryside yet just two miles from the historic market town of Howden and with easy access to the M62, it offers the perfect balance of rural tranquillity and excellent commuter links to Hull, York and Leeds.

Retaining many original features, including exposed beams and impressive fireplaces, the property has been thoughtfully updated to create a warm and welcoming home. The elegant lounge enjoys oak flooring, a striking fireplace and French doors opening onto the south-facing garden, while the impressive open-plan kitchen, dining and family room forms the heart of the home, ideal for both everyday living and entertaining.

A standout feature is the property's exceptional versatility. The substantial games room, with its spiral staircase leading to a first-floor en-suite bedroom and additional flexible room, offers endless possibilities as a home office, studio, playroom or private guest accommodation, with excellent potential to create a self-contained annexe for multi-generational living or dependent relatives, subject to any necessary consents.

The family bathroom and en-suite have been beautifully designed with elegant Victorian-style suites, complementing the character of the home. Outside, the south-facing gardens provide a private setting for relaxing and entertaining, while the double garage with electric doors offers ample parking and storage.

Offering a rare combination of period charm, modern comfort and highly adaptable accommodation, this unique village home is perfectly suited to growing families, multi-generational living or those seeking a distinctive countryside property with outstanding flexibility.

GROUND FLOOR ACCOMMODATION

Hallway
28'7" x 7'0" (8.73m x 2.14m)

Lounge
21'4" x 19'2" (6.52m x 5.86m)

Games Room
26'2" x 16'2" (7.99m x 4.93m)

Open Plan Family Area

Breakfast Kitchen
18'8" x 16'5" (5.70m x 5.02m)

Living Area
18'0" x 12'0" (5.50m x 3.68m)

Study/ Bedroom Five
11'8" x 9'8" (3.56m x 2.96m)

Utility Room
12'0" x 8'8" (3.66m x 2.65m)

Boot Room
5'3" x 4'10" (1.62m x 1.49m)

Ground Floor w.c
5'8" x 4'9" (1.74m x 1.46m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
17'1" x 11'4" (5.23m x 3.47m)

En-Suite Bathroom
11'5" x 8'3" (3.48m x 2.53m)

Lounge/Dressing Room
23'6" x 11'5" (7.17m x 3.48m)

Bedroom Two
17'5" x 13'2" (5.33m x 4.03m)

Bedroom Three
18'5" x 9'8" (5.62m x 2.96m)

Bedroom Four
11'2" x 11'2" (3.42m x 3.41m)

Bathroom
11'0" x 9'4" (3.36m x 2.87m)

EXTERIOR

Front
Decorative gravelled driveway leading to double garage with electric doors, and established South-Facing garden with patio area and surrounded with trees and shrubs

Rear
Patio and lawned section, fully enclosed.

Directions
Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After around 1 mile at the crossroads turn left onto Knedlington Road. Finally, turn left onto Main Street where the property can then be clearly identified by our Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding of Yorkshire
Tax Banding: F

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.

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

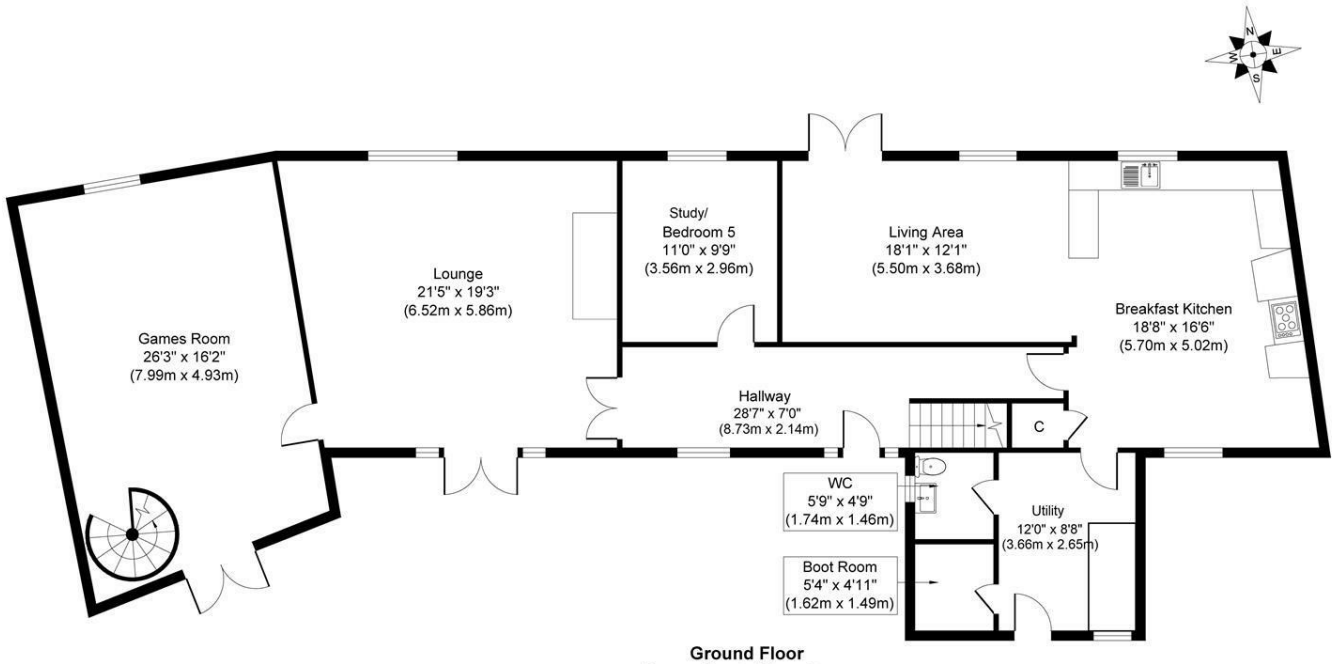
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

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
1882 sq. ft
(174.88 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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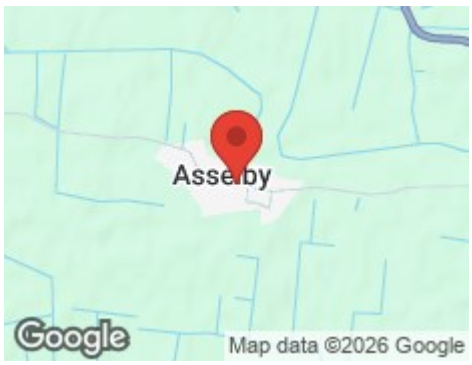

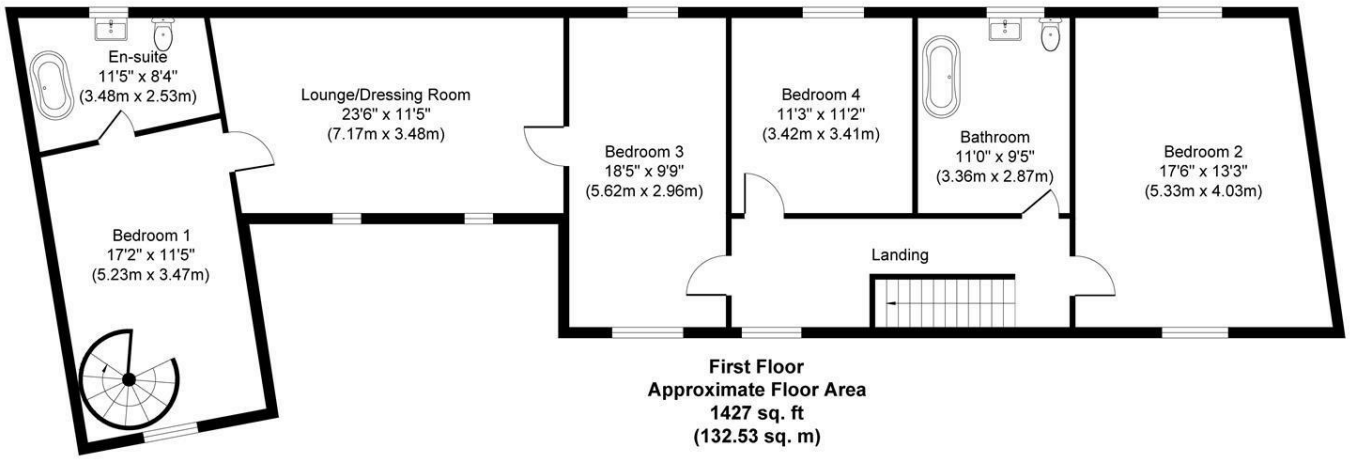

First Floor
Approximate Floor Area
1427 sq. ft
(132.53 sq. m)

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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