Park Rôw



Sherwood Drive, Goole, DN14 6GN

Offers Over £325,000

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** CUL-DE-SAC LOCATION ** GARAGE ** This detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c. To the first floor: Master Bedroom with En-suite, three additional Bedrooms and Bathroom. Externally, the front benefits from a driveway and garage, with patio area and lawned garden to the rear. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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'.

















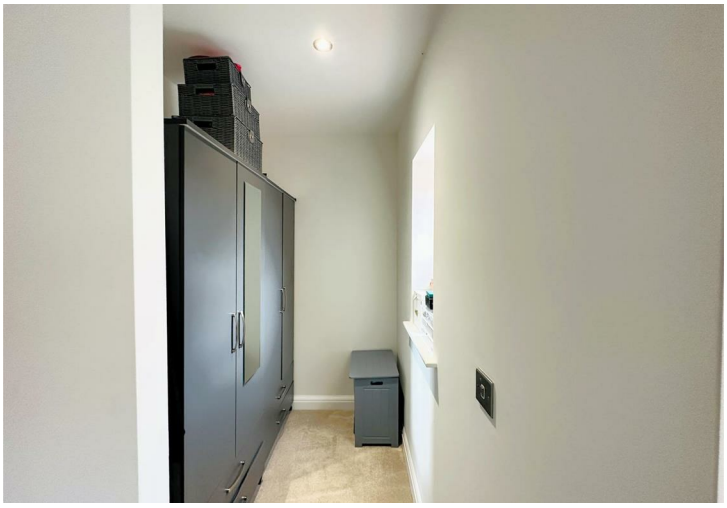

















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BACK TO THE FUTURE







PROPERTY OVERVIEW

Situated on Sherwood Drive in Goole, this attractive property offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a well-proportioned kitchen diner, providing an excellent space for cooking, dining and socialising, alongside a separate utility room to keep laundry and household appliances tucked away. A convenient downstairs W.C. adds further practicality for families and visiting guests.

To the first floor, the master bedroom benefits from its own en-suite shower room and a separate dressing area, creating a comfortable and private retreat. Externally, the property boasts off-street parking and an attached garage, providing secure storage and added convenience. The rear garden is predominantly laid to lawn, with a paved seating area ideal for outdoor dining and relaxation.

Sherwood Drive is ideally positioned for access to Goole town centre, where a range of shops, supermarkets, cafés and everyday amenities can be found. The area also benefits from local schools, leisure facilities and convenient road and rail links, making it well suited to families and commuters looking for a well-connected home.

GROUND FLOOR ACCOMMODATION

Hall
14'2" x 6'2" (4.34m x 1.89m)

Lounge
15'8" x 10'3" (4.80m x 3.13m)

Kitchen Diner
21'5" x 10'0" (6.54m x 3.05m)

Utility
6'11" x 5'11" (2.11m x 1.81m)

Ground Floor w.c
6'2" x 2'11" (1.89m x 0.90m)

FIRST FLOOR ACCOMMODATION

Bedroom One
17'3" x 14'7" (5.28m x 4.47m)

En-Suite
6'11" x 5'7" (2.12m x 1.72m)

Bedroom Two
11'5" x 10'5" (3.48m x 3.19m)

Bedroom Three
11'6" x 10'5" (3.53m x 3.20m)

Bedroom Four
11'3" x 11'0" (3.44m x 3.37m)

Bathroom
7'6" x 6'2" (2.29m x 1.90m)

EXTERIOR

Garage
19'5" x 10'1" (5.93m x 3.08m)

Front
To the front is off street parking with access to the garage.

Rear
Mostly laid to lawn with a paved seating area.

DIRECTIONS

From our branch on Pasture Road head north towards Third Avenue and at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614 and then right onto 'The Greenways' estate. Take the first left onto Sherwood Drive where the property can be clearly identified by our Park Row 'For Sale' board.

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.

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.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding County Council
Tax Banding: TBC

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.

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.

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.

MAKING AN OFFER

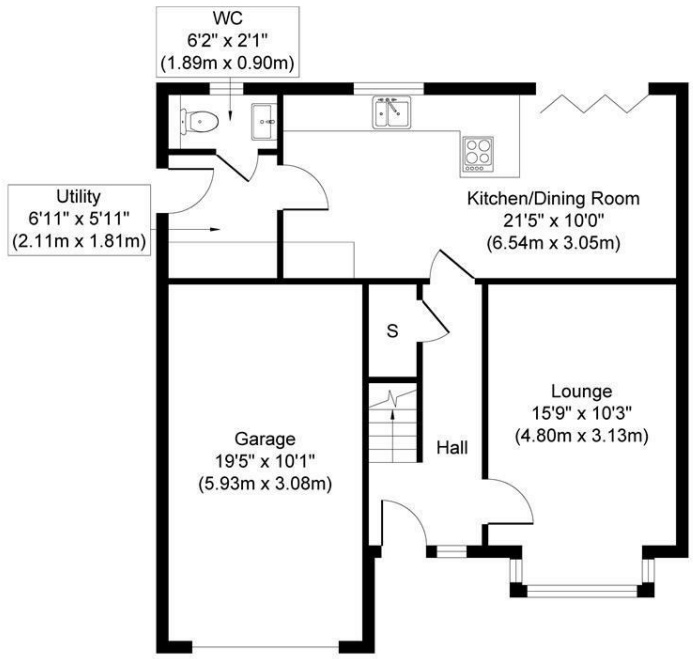
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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



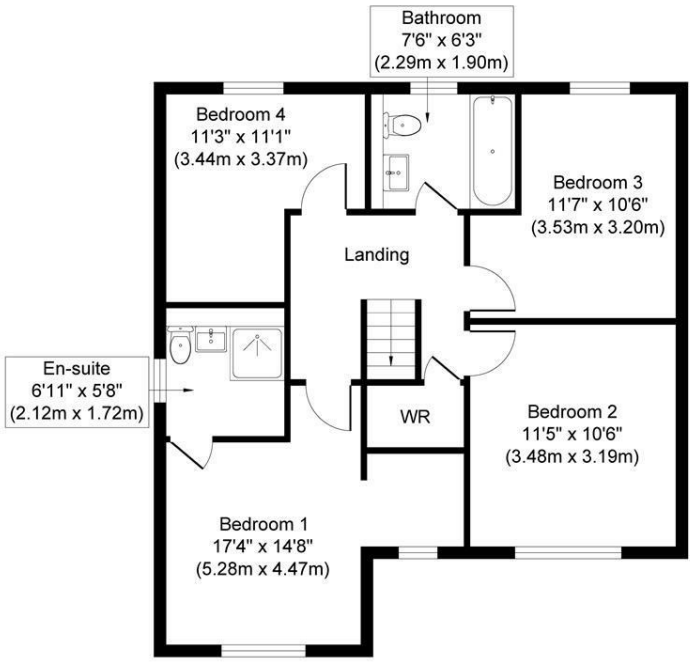
Ground Floor
Approximate Floor Area
751 sq. ft
(69.74 sq. m)

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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First Floor
Approximate Floor Area
737 sq. ft
(68.42 sq. m)

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