

# Park Row



**Main Street, Asselby, Goole, DN14 7HE**

**£350,000**



**\*\* BEAUTIFULLY PRESENTED DOUBLE FRONTED PROPERTY \*\* SECURE GATES \*\*** Situated in the village of Asselby, this detached family home briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Entrance Lobby, Utility and Ground Floor w.c. The First Floor offers three bedrooms and a family bathroom. Externally, the property offer off street parking and large garage with Summerhouse and low maintenance garden perfect for alfresco dining. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

Occupying a prime position within the heart of the picturesque village of Asselby, this beautifully presented double-fronted detached home effortlessly combines timeless character with modern family living. Rich in charm, the property showcases an abundance of original features, including exposed ceiling beams, wood flooring and an impressive open-plan reception space that creates a warm and inviting atmosphere from the moment you step inside.

The ground floor has been thoughtfully designed to provide both versatility and practicality. The spacious living accommodation flows beautifully, with a welcoming lounge that enjoys plenty of natural light and striking exposed beams, creating a wonderful focal point for relaxing or entertaining. The well-appointed kitchen offers ample storage and workspace, while additional reception areas provide flexibility for formal dining, family living or home working, making the property ideal for modern lifestyles.

Externally, the property continues to impress with a private driveway leading to a detached large garage, providing excellent off-street parking and storage. Adjoining the garage is a versatile summerhouse, offering the perfect space for entertaining, a home office, hobby room or peaceful retreat, further enhancing the property's appeal. The gardens provide an attractive outdoor space to enjoy throughout the year, whether hosting family and friends or simply relaxing in peaceful surroundings.

Asselby is a highly regarded East Yorkshire village offering a wonderful rural setting with a strong sense of community. Situated just two miles from the historic market town of Howden, residents enjoy the tranquillity of village life whilst remaining within easy reach of an excellent range of shops, cafés, restaurants, highly regarded schools and everyday amenities. The nearby M62 motorway provides convenient links to Leeds, Hull and York, making the village an excellent choice for commuters, whilst the surrounding countryside offers an abundance of scenic walks and cycling routes. Asselby itself has Viking origins, retains its agricultural character and is well known for its welcoming community and peaceful surroundings.

Offering character, space and an enviable village location, this exceptional family home presents a rare opportunity to acquire a distinctive property that perfectly balances period charm with contemporary comfort.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

### Lounge

27'11" x 13'0" (8.53m x 3.98m)

### Dining Room

12'4" x 9'2" (3.76m x 2.81m)

### Kitchen

13'1" x 7'5" (3.99m x 2.28m)

### Utility Room

8'4" x 7'6" (2.55m x 2.30m)

### Ground Floor w.c.

4'2" x 2'5" (1.28m x 0.75m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

15'5" x 9'6" (4.70m x 2.91m)

### Bedroom Two

12'5" x 12'4" (3.79m x 3.76m)

### Bedroom Three

12'8" x 9'1" (3.87m x 2.78m)

### Bathroom

8'7" x 5'7" (2.64m x 1.71m)

## EXTERNAL

### Store

6'10" x 5'8" (2.09m x 1.75m)

### Garage

18'0" x 11'0" (5.51m x 3.37m)

### Summerhouse

13'7" x 8'4" (4.16m x 2.55m)

### Front

Beautifully presented section with established shrubs and stone wall, decorative brick blocked driveway leading to both timber pedestrian and vehicle access gates.

### Rear

Fully enclosed with low maintenance garden and giving access to the Summerhouse offering options to enjoy the area through all seasons.

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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: 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.

### 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.

### 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.

### VIEWINGS

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will

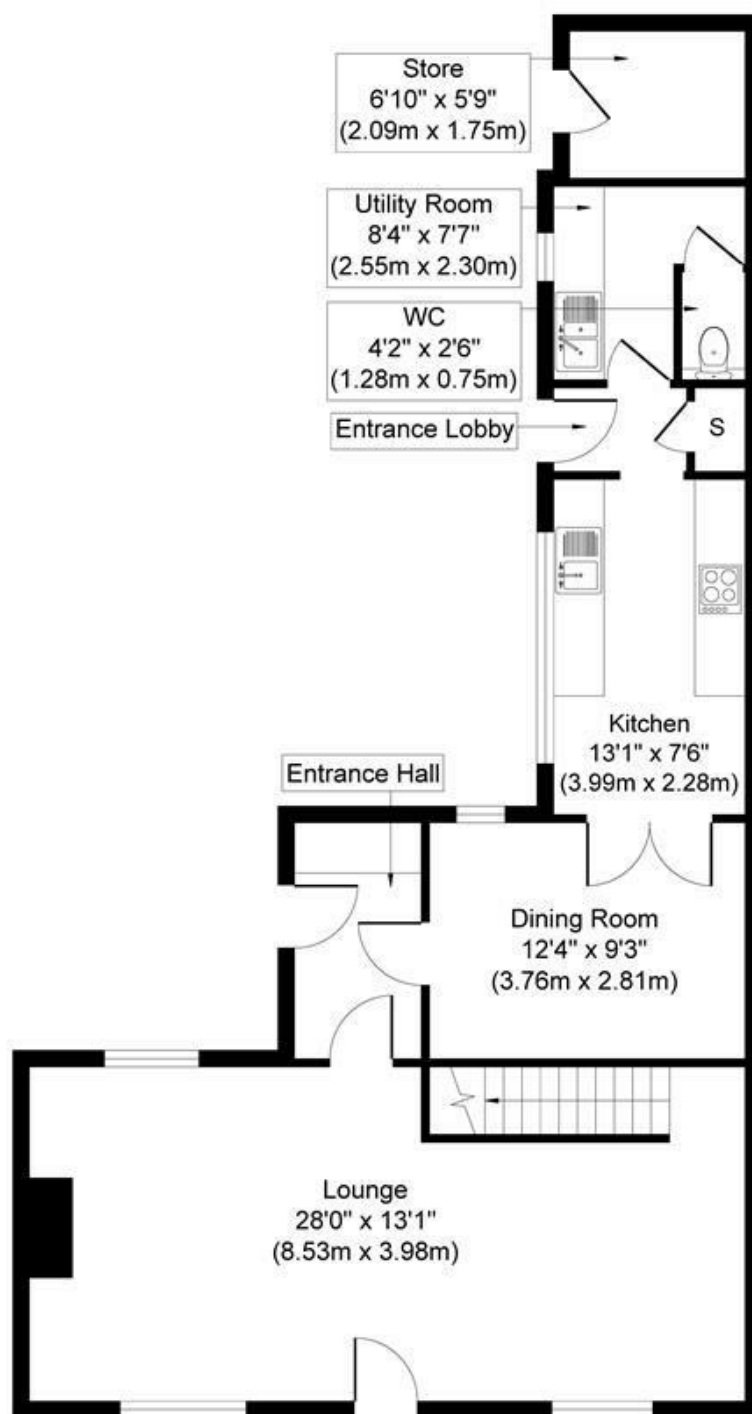
be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### 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:

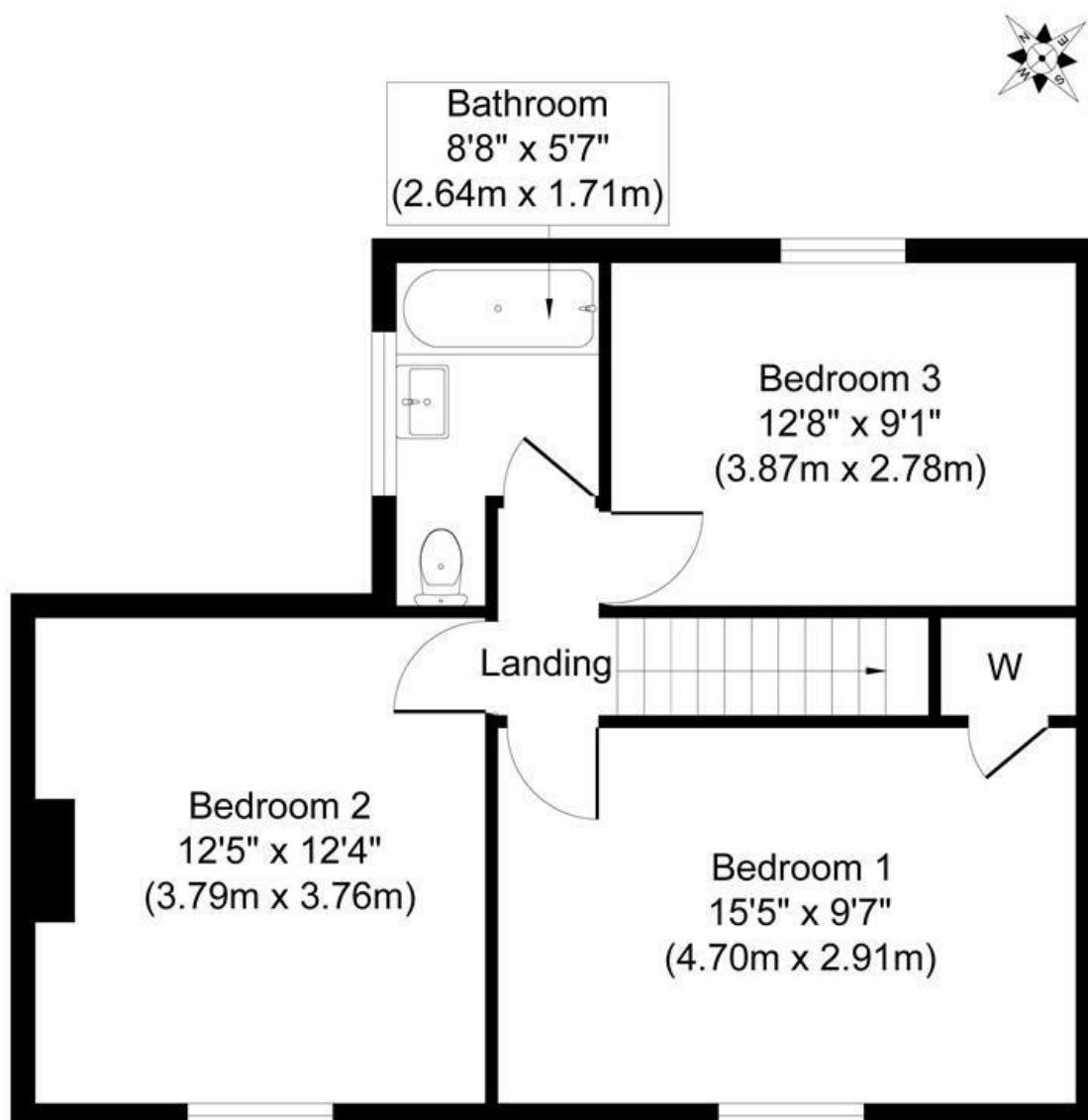
GOOLE - 01405 761199  
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**761 sq. ft**  
**(70.72 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.

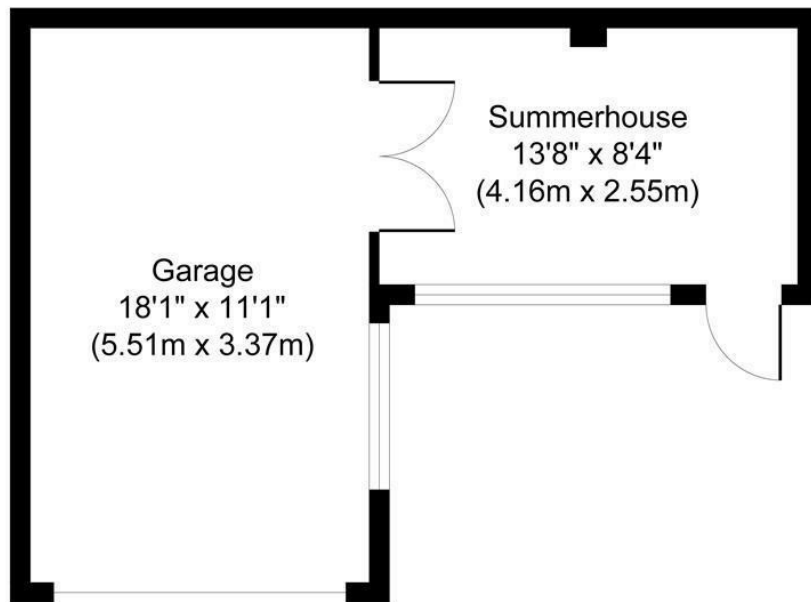
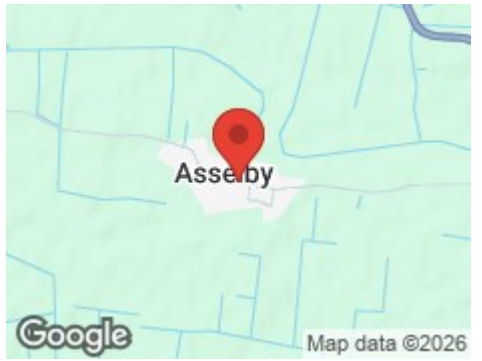
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**First Floor**  
**Approximate Floor Area**  
**540 sq. ft**  
**(50.16 sq. m)**

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**Outbuilding**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.43 sq. m)**

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| Energy Efficiency Rating |                                             | Current                 | Potential |
|--------------------------|---------------------------------------------|-------------------------|-----------|
|                          | Very energy efficient - lower running costs |                         |           |
|                          | 92 plus <b>A</b>                            |                         |           |
|                          | 81-91 <b>B</b>                              |                         |           |
|                          | 69-80 <b>C</b>                              |                         |           |
|                          | 55-68 <b>D</b>                              |                         |           |
|                          | 49-54 <b>E</b>                              |                         |           |
|                          | 41-48 <b>F</b>                              |                         |           |
|                          | 35-40 <b>G</b>                              |                         |           |
|                          | Not energy efficient - higher running costs |                         |           |
| England & Wales          |                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 | Current                 | Potential |
|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
|                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
|                                                | 92 plus <b>A</b>                                                |                         |           |
|                                                | 81-91 <b>B</b>                                                  |                         |           |
|                                                | 69-80 <b>C</b>                                                  |                         |           |
|                                                | 55-68 <b>D</b>                                                  |                         |           |
|                                                | 49-54 <b>E</b>                                                  |                         |           |
|                                                | 41-48 <b>F</b>                                                  |                         |           |
|                                                | 35-40 <b>G</b>                                                  |                         |           |
|                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                |                                                                 | EU Directive 2002/91/EC |           |