Park Rôw

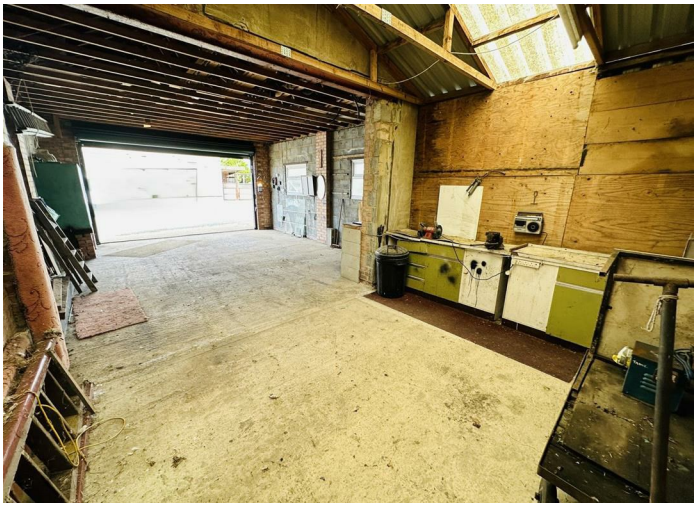
High Street, Barmby-on-the Marsh, Goole, DN14 7HX

Offers Over £250,000

3 1 2 F

** NO ONWARD CHAIN ** JETTY WITH MOORING RIGHTS ** Situated in the peaceful and rural village of Barmby-On-The-Marsh, this Semi-Detached house briefly comprises: Lounge, Dining Room, Kitchen, Pantry and Shower Room. To the First Floor are three Bedrooms and a W.C. Externally, the property benefits from a detached workshop/garage and enclosed garden to the rear with access to a jetty on the River Derwent. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.

AGA



PROPERTY OVERVIEW

Occupying a delightful position in the sought-after village of Barmby on the Marsh, close to Goole, this characterful three-bedroom semi-detached home offers a wonderful opportunity to acquire a property brimming with traditional charm and unique riverside appeal. Available with no onward chain, the property retains a wealth of original features while providing spacious and versatile accommodation, making it ideal for families, those seeking a village lifestyle, or buyers looking to put their own stamp on a character home.

The ground floor comprises a welcoming lounge, a separate dining room perfect for entertaining, a fitted kitchen with adjoining pantry providing excellent storage, and a convenient shower room.

To the first floor, the generous principal bedroom benefits from an adjoining study/dressing room, offering flexible space to suit a variety of needs. There are two further well-proportioned bedrooms, together with a separate W.C.

Externally, the property continues to impress. To the front, a detached workshop/garage with power supply provides excellent space for storage, hobbies or a home workshop. A footpath leads to the rear, where an enclosed garden offers a peaceful outdoor retreat, complete with a feature pond. A particular highlight of the property is the direct access to a private jetty with mooring rights on the River Derwent, presenting a rare opportunity for boating enthusiasts or those wishing to enjoy the tranquil riverside setting.

Combining traditional features, generous accommodation, and an enviable waterside aspect, this charming home offers a unique lifestyle opportunity in a popular East Yorkshire village. Early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Entrance Hall
6'10" x 3'1" (2.10m x 0.94m)

Lounge
20'2" x 16'2" (6.15m x 4.94m)

Dining Room
14'5" x 9'5" (4.40m x 2.89m)

Rear Hall
11'7" x 3'5" (3.55m x 1.06m)

Kitchen
13'3" x 13'0" (4.04m x 3.98)

Pantry
9'8" x 5'9" (2.95m x 1.77m)

Shower Room
11'0" x 5'6" (3.36m x 1.68m)

FIRST FLOOR ACCOMMODATION

Bedroom One
14'1" x 12'0" (4.31m x 3.68m)

Study/ Dressing Room
12'8" x 8'11" (3.88m x 2.73m)

Dressing Room

Bedroom Two
21'1" x 7'1" (6.45m x 2.16)

Bedroom Three
12'3" x 7'4" (3.74m x 2.25m)

W.C
7'3" x 4'3" (2.23m x 1.32m)

EXTERIOR

Front
Pathway leading to the rear.

Rear
Enclosed rear garden with pond, and access to a jetty with mooring rights on the River Derwent.

Garage
33'5" x 17'8" (10.20m x 5.41m)
With own power supply.

External Store
33'5" x 17'8" (10.20m x 5.41m)

DIRECTIONS

Leave our Goole office and proceed on Pasture Road before turning left onto Centenary Road. Turn right onto Boothferry Road. At the roundabout continue straight ahead over Boothferry Bridge. At the roundabout take the first exit signposted Selby A63. At the crossroads turn left signposted Asselby. Follow this road through the villages of Knedlington and Asselby. Once you reach Barmby On the Marsh, continue in to the village following the fork in the road leading onto High Street, where the property is on the left hand side and can be clearly identified by our Park Row Properties 'For Sale' board.

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 of Yorkshire Council
Tax Banding: C

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: Solid Fuel Heating
Sewerage:
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.

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 - 01977 791133
CASTLEFORD - 01977 558480

Ground Floor
Approximate Floor Area
990 sq. ft
(92.00 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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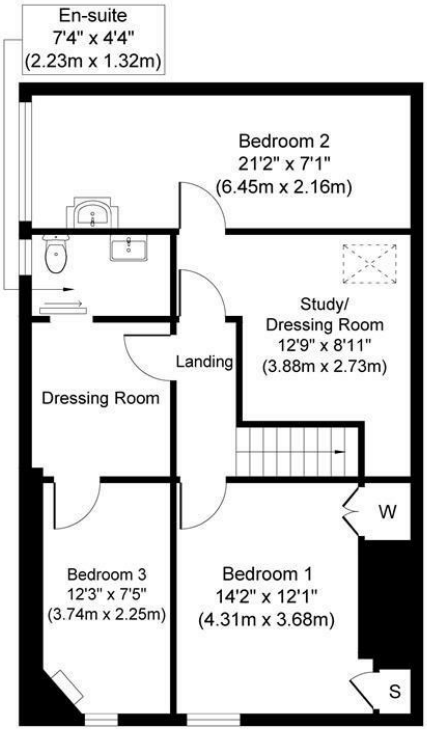

First Floor
Approximate Floor Area
663 sq. ft
(61.62 sq. m)

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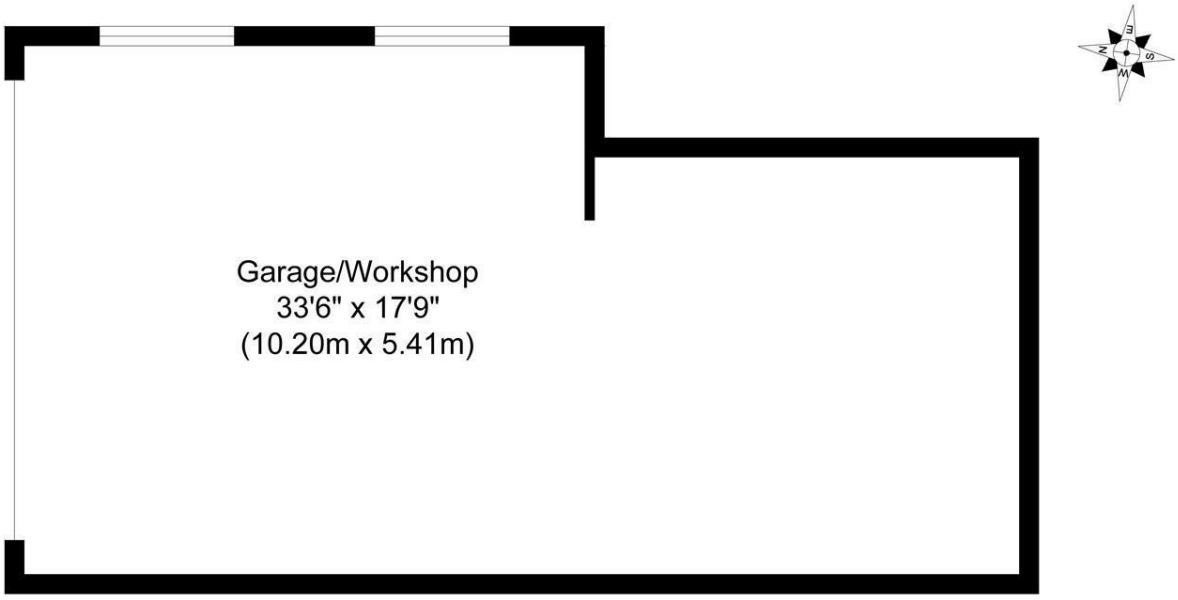

Outbuilding
Approximate Floor Area
539 sq. ft
(50.10 sq. m)

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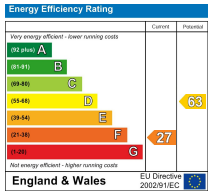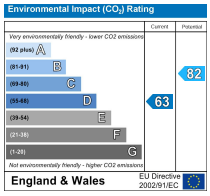
40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk