

Park Rôw



Parliament Street, Goole, DN14 6SW

Offers Over £90,000



**** NO ONWARDS CHAIN ** CLOSE TO SCHOOLS **** Situated in the town of Goole, this three bedroom mid-terrace property briefly comprises: Hall, Lounge, Dining Room and Kitchen, whilst the First Floor offers two bedrooms and a bathroom. The Second Floor offers a third bedroom. The property benefits from an enclosed rear courtyard area. **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'.**









PROPERTY SUMMARY

A three-bedroom mid-terrace property located in the heart of Goole, offering spacious accommodation over three floors. The property features a welcoming lounge, a separate dining room ideal for family meals or entertaining, and a fitted kitchen with access to the rear courtyard. The first floor comprises of two good-sized bedrooms and a family bathroom. A generously sized third bedroom occupies the top floor, offering privacy and versatility. To the rear, there is a fully enclosed courtyard garden with an outbuilding providing useful storage. The property is accessed via a pedestrian footpath to the front.

GROUND FLOOR ACCOMMODATION

Lounge

11'1" x 10'8" (3.39m x 3.26m)

Dining Room

14'0" x 13'2" (4.28m x 4.03m)

Kitchen

12'6" x 7'5" (3.82m x 2.27m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'0" x 11'3" (4.27m x 3.44m)

Bedroom Two

10'11" x 7'10" (3.34m x 2.40m)

Bathroom

8'0" x 5'10" (2.45m x 1.79m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

15'7" x 14'6" (4.76m x 4.43m)

EXTERNAL

Front

Pedestrian footpath.

Rear

Enclosed courtyard area with outbuilding.

DIRECTIONS

From our branch on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road, proceed straight ahead, and turn left onto Jackson Street. Finally, turn right onto Boothferry Road and then immediate left onto Parliament Street. The property can be clearly identified by our Park Row Properties '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 Riding of Yorkshire

Tax Banding: A

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: 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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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:

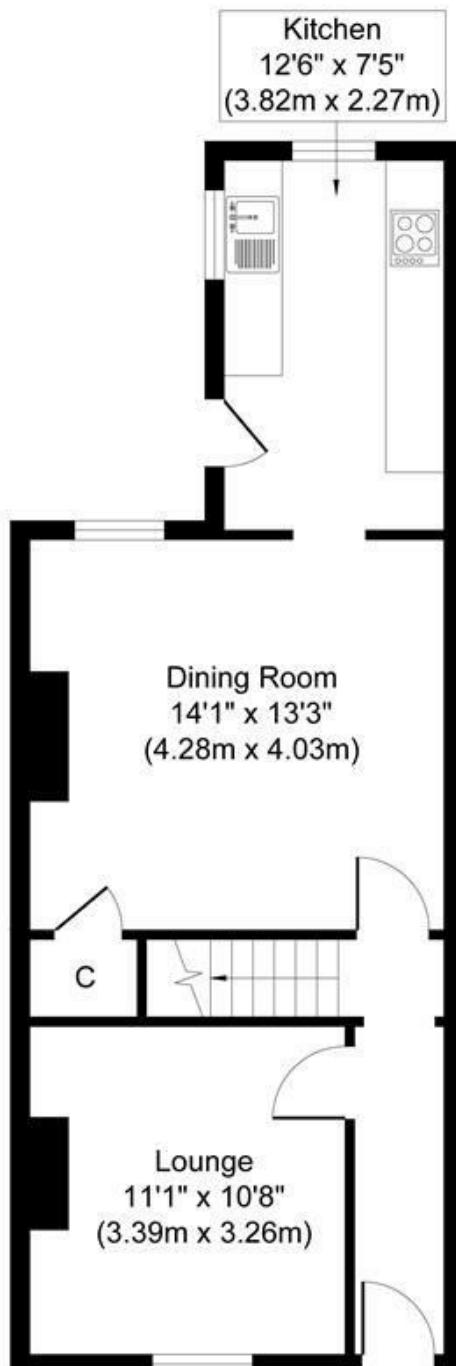
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

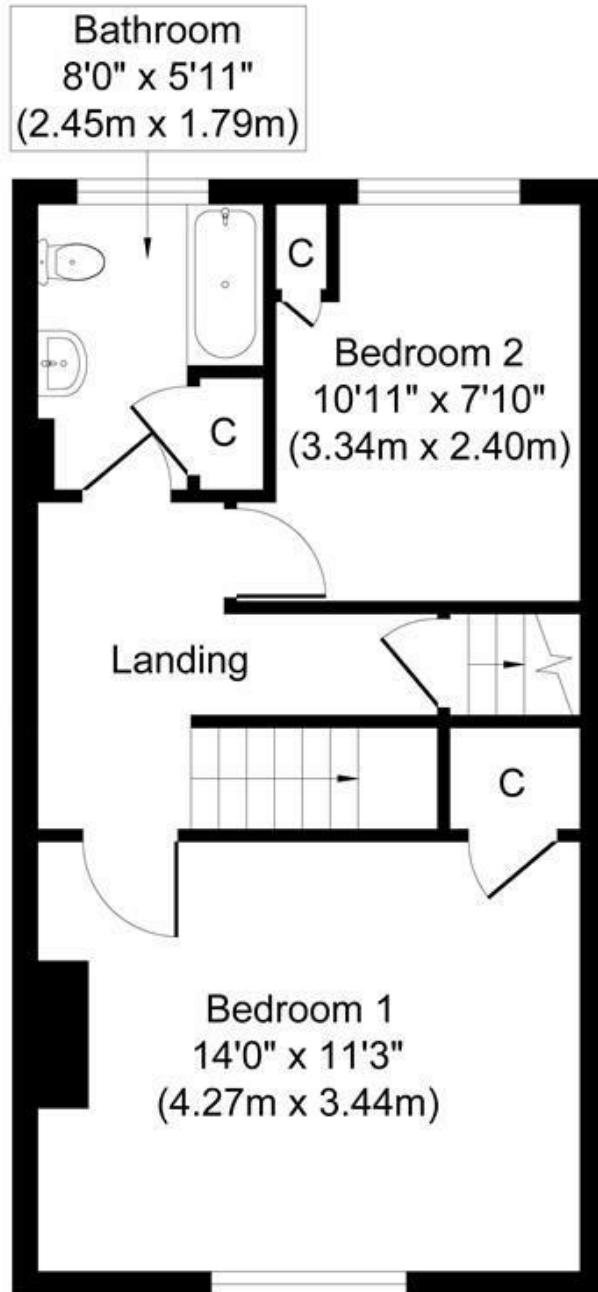
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
484 sq. ft
(44.93 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.

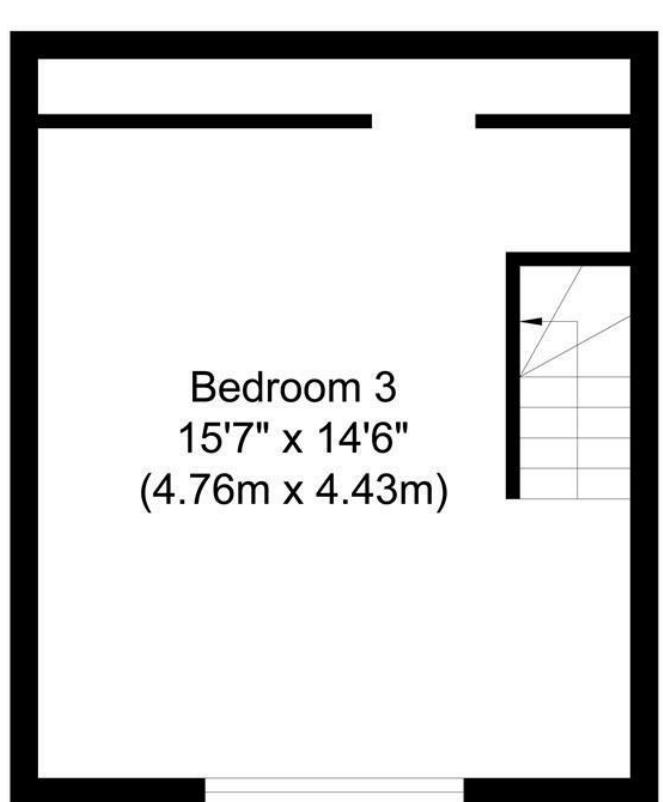
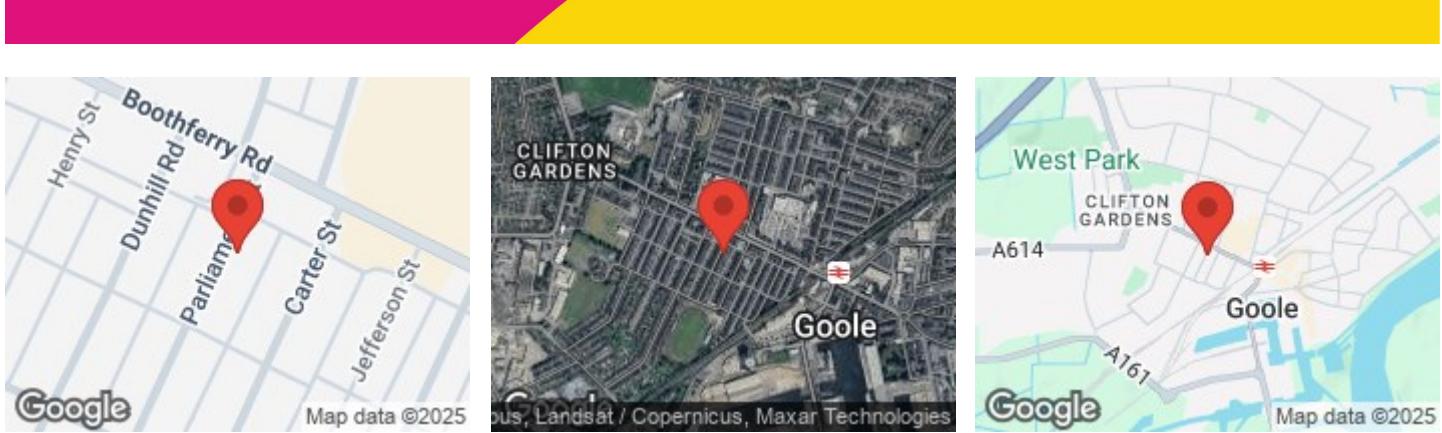
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First Floor
Approximate Floor Area
388 sq. ft
(36.03 sq. m)

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Second Floor
Approximate Floor Area
239 sq. ft
(22.21 sq. m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-88)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not energy efficient - higher running costs		80	57
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B		
(89-88)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
EU Directive 2002/91/EC			
England & Wales			