Park Rôw

High Street, Barmby-On-The-Marsh, Goole, DN14 7HS

Offers Over £190,000

2 2 1 D

** SOUTH-FACING REAR GARDEN ** TWO DOUBLE BEDROOMS ** Situated in the peaceful and rural village of Barmby-On-The-Marsh this Semi-Detached cottage briefly comprises: Lounge Diner, Kitchen and Bathroom. To the First Floor Accommodation: Two double Bedrooms and Shower Room. Externally the property benefits from a porch area to the front and enclosed garden to the rear. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY FAMILY HOME 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'.

Hisense
Russell Hobbs

Hotpoint

love

PROPERTY OVERVIEW

Situated in the peaceful rural village of Barmby-on-the-Marsh, this charming two-bedroom cottage offers a wonderful blend of character and modern living. The property is approached via a small front garden enclosed by a traditional brick wall, creating a welcoming first impression. Inside, the spacious open-plan living and dining area features attractive exposed beams, adding warmth and character to the room. To the rear is a modern fitted kitchen, along with a convenient downstairs bathroom. Upstairs, the property offers two well-proportioned bedrooms and a contemporary shower room. Outside, the rear garden has been designed for low-maintenance living, featuring a smart paved patio, established shrubs and a useful garden shed. This delightful cottage would make an ideal home for those seeking a peaceful village setting while retaining practical and contemporary accommodation.

GROUND FLOOR ACCOMMODATION

Lounge/ Diner

29'1" x 11'9" (8.89m x 3.60m)

Kitchen

12'0" x 7'10" (3.67m x 2.41m)

Bathroom

7'10" x 4'5" (2.40m x 1.36m)

FIRST FLOOR ACCOMMODATION

Bedroom one

11'10" x 9'3" (3.62m x 2.82m)

Bedroom Two

11'4" x 10'0" (3.46m x 3.06m)

Shower Room

7'4" x 5'10" (2.25m x 1.78m)

EXTERIOR

Front

A low-maintenance space enclosed by a brick wall leading onto the public footpath.

Rear

Low-maintenance rear garden featuring a paved seating area, decorative gravel borders, and contemporary landscaping.

Directions

From our Goole branch head North on Pasture Road towards Third Avenue. At the roundabout, take the first exit onto Centenary Road. Turn right onto Airmyn Road/A614 and at the roundabout, take the first exit onto Booth Ferry Road/A63. Turn left at Knedlington Road/B1228, continuing onto Main Street and then High Street. The property can be identified by our Park Row 'For Sale' board.

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.

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.

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/CASTLEFORD - 01977 791133

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding of Yorkshire Council

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

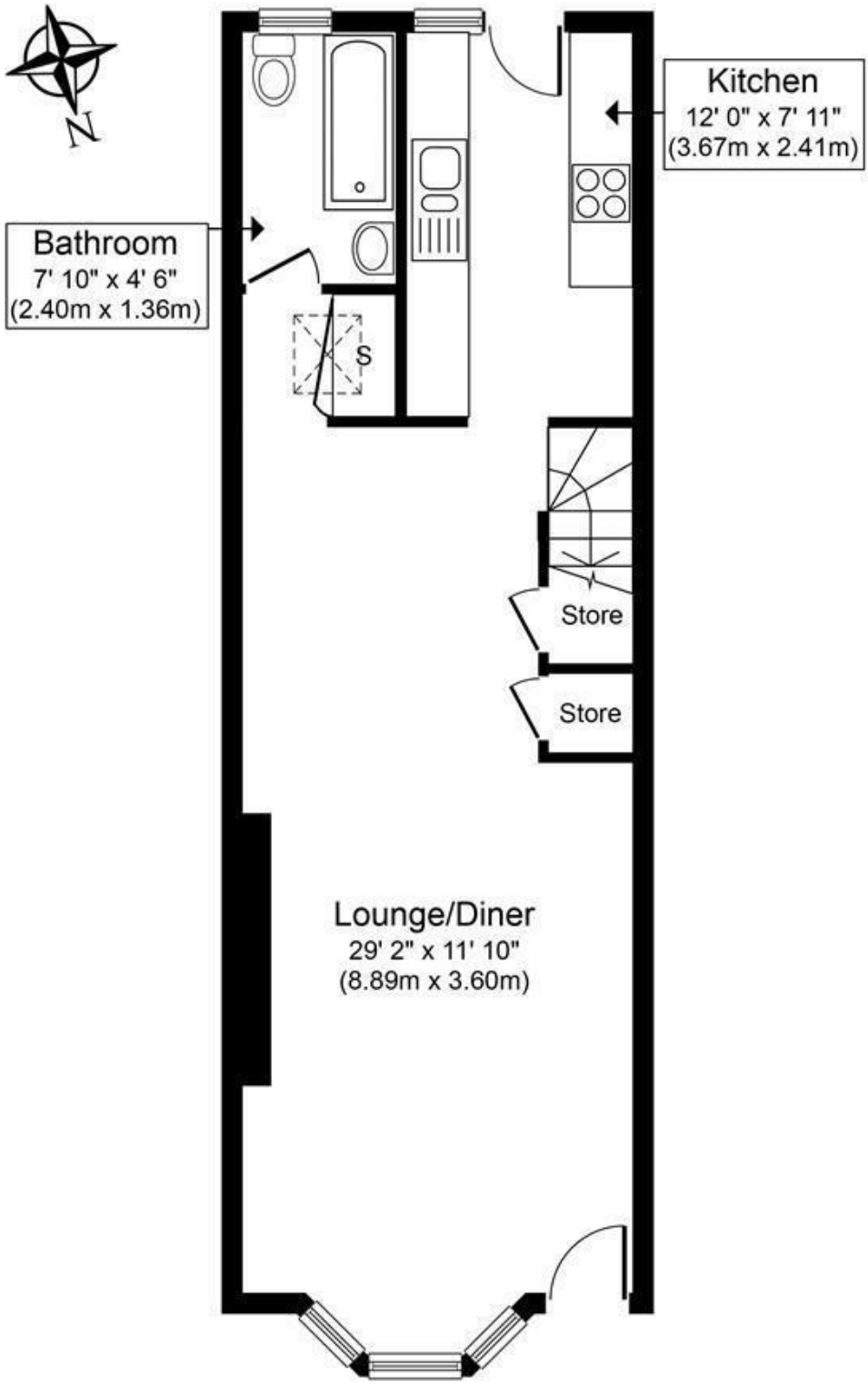
Electricity: Mains
Heating: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 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.

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
491 sq. ft.
(45.6 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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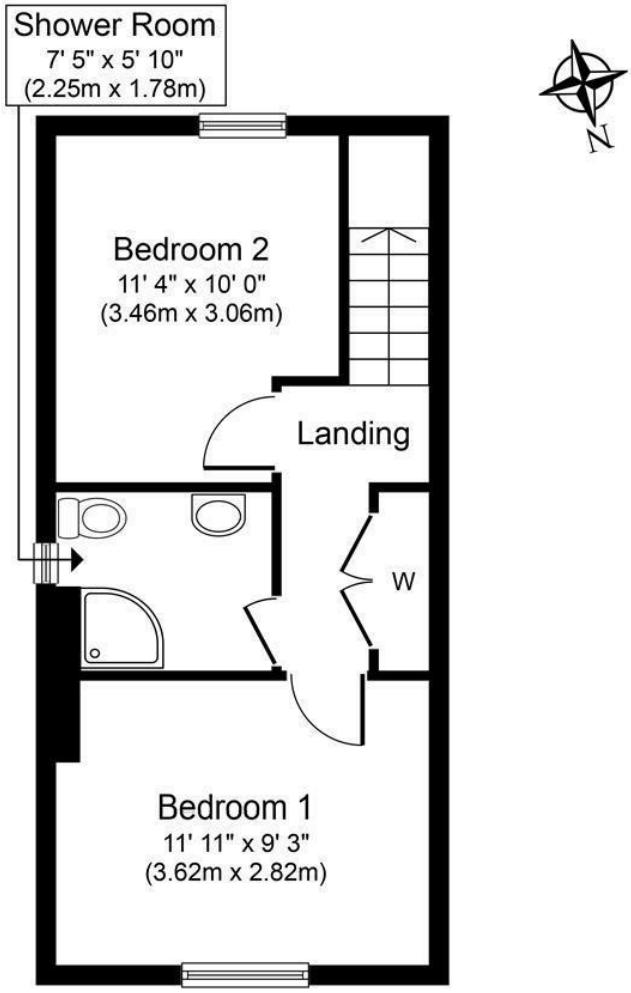

First Floor
Approximate Floor Area
331 sq. ft.
(30.7 sq. m.)

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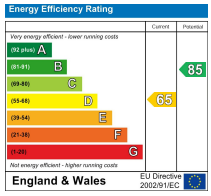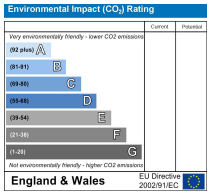
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