

# Park Row



**Westfield Square, Goole, DN14 6QR**

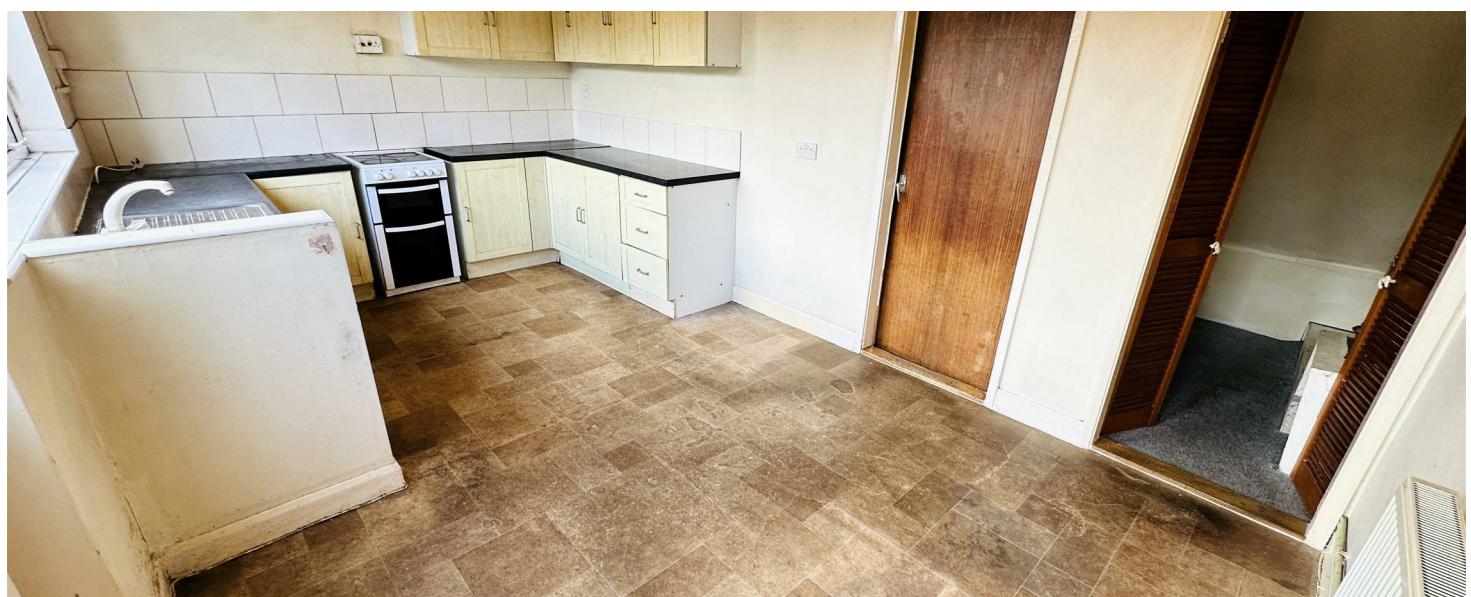
**Offers Over £100,000**



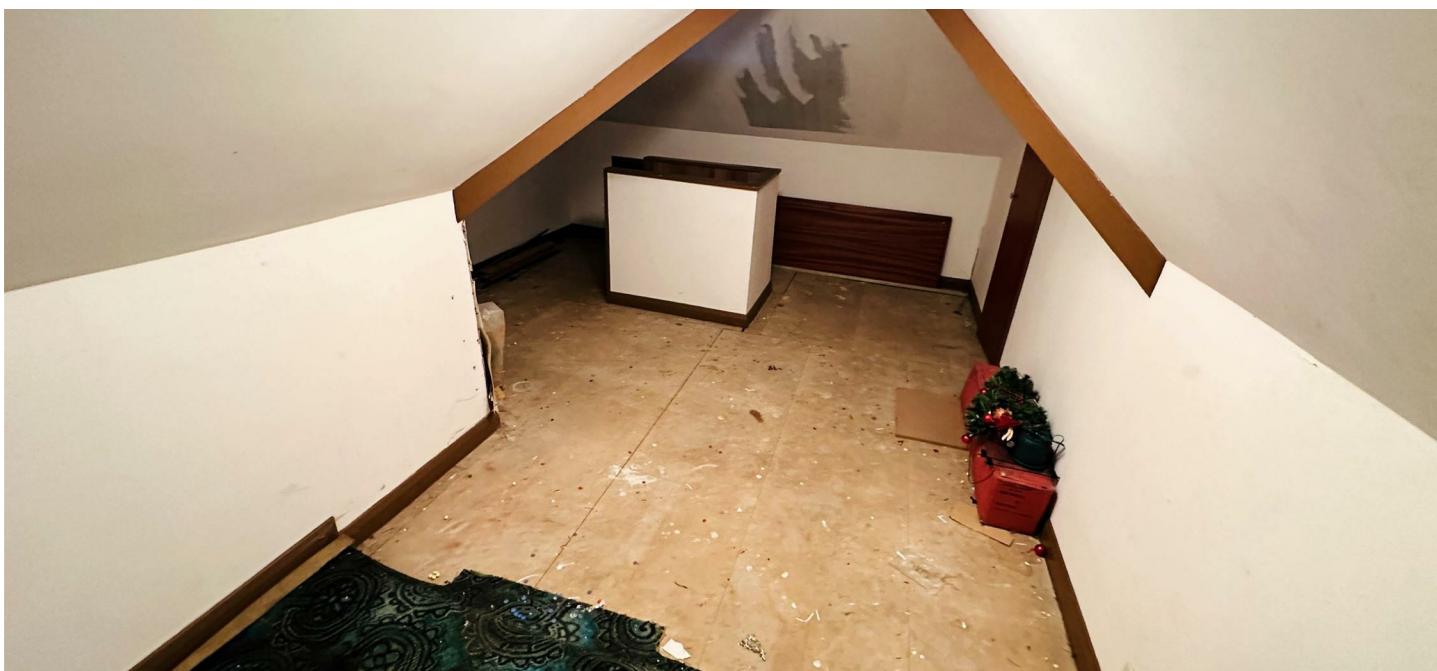
\*\* CLOSE TO LOCAL AMENITIES \*\* NO ONWARD CHAIN \*\* READY FOR MODERNISATION \*\* Situated in the town of Goole, this three bedroom mid-terrace property briefly comprises: Hall, Lounge and Kitchen Diner, whilst the First Floor offers three bedrooms and bathroom. The landing allows access to a further attic room. Externally, the property benefits from enclosed front and rear gardens. **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

This three-bedroom mid-terrace home is situated in the popular town of Goole, offering spacious accommodation across three floors. The ground floor features an entrance hall, a lounge, and a kitchen diner. To the first floor, there are three well-proportioned bedrooms and a family bathroom, while the landing provides access to a further attic room, ideal for additional storage or versatile use. Externally, the property boasts an enclosed front garden with lawned areas surrounding the central walkway. To the rear, the garden is fully enclosed and primarily laid to lawn, complemented by a raised patio area and a walkway throughout.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

13'11" x 13'11" (4.26m x 4.25m)

### Kitchen Diner

17'2" x 9'10" (5.25m x 3.02m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'10" x 7'6" (3.62m x 2.30m)

### Bedroom Two

12'1" x 9'6" (3.70m x 2.90m)

### Bedroom Three

8'2" x 7'4" (2.49m x 2.26m)

### Bathroom

8'7" x 5'10" (2.64m x 1.78m)

## SECOND FLOOR ACCOMMODATION

### Attic Room

18'0" x 12'8" (5.49m x 3.88m)

## EXTERIOR

### Front

Enclosed front garden, with lawned areas surrounding central walkway.

### Rear

Fully enclosed rear garden, primarily laid to lawn, with a raised patio area and walkway throughout.

## DIRECTIONS

Head North on Pasture Road towards Third Avenue, at the roundabout, take the second exit to stay on Pasture Road

and continue onto Westfield Avenue. Turn left onto Western Road then take a further right onto Westfield Square. The property can be 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: 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.

## 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.

## 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 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.

### **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:

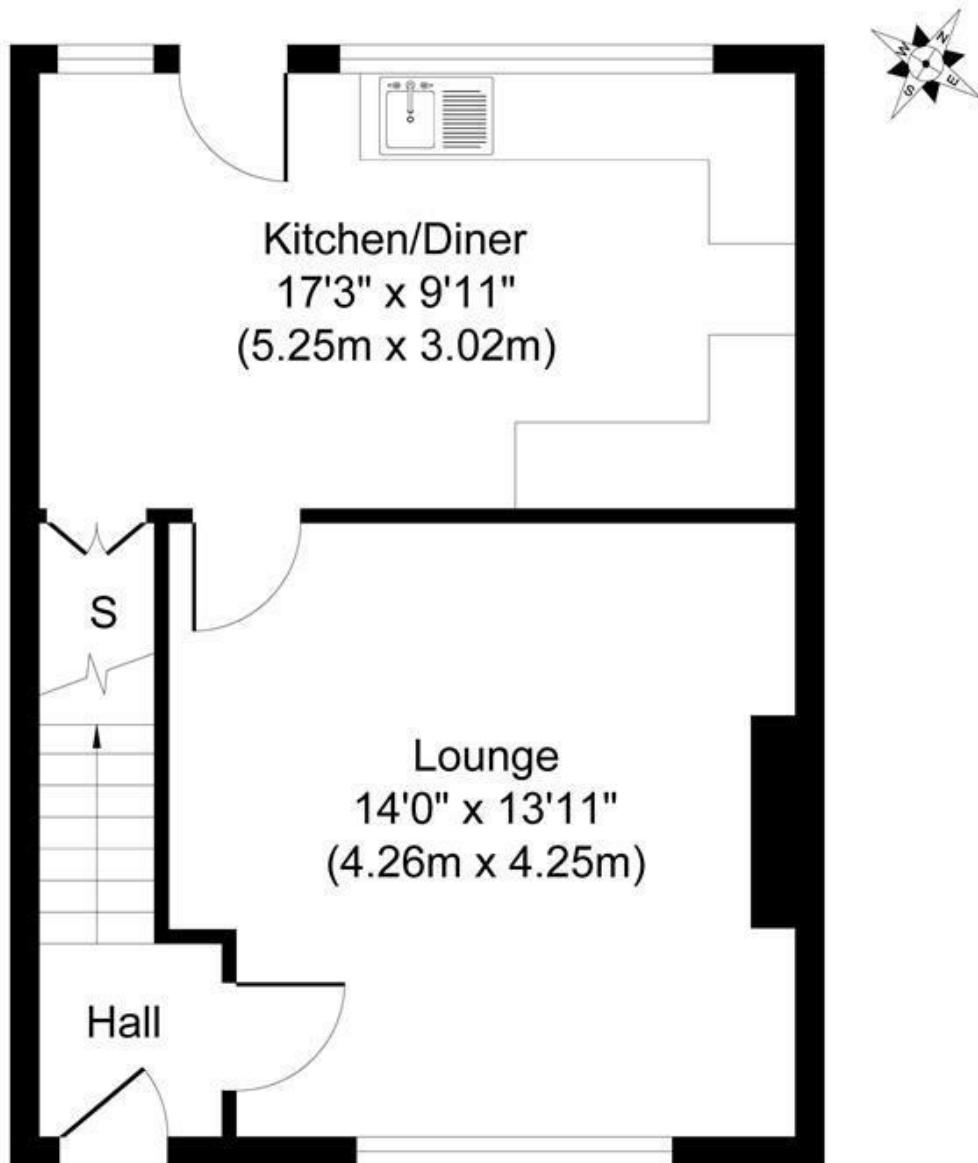
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

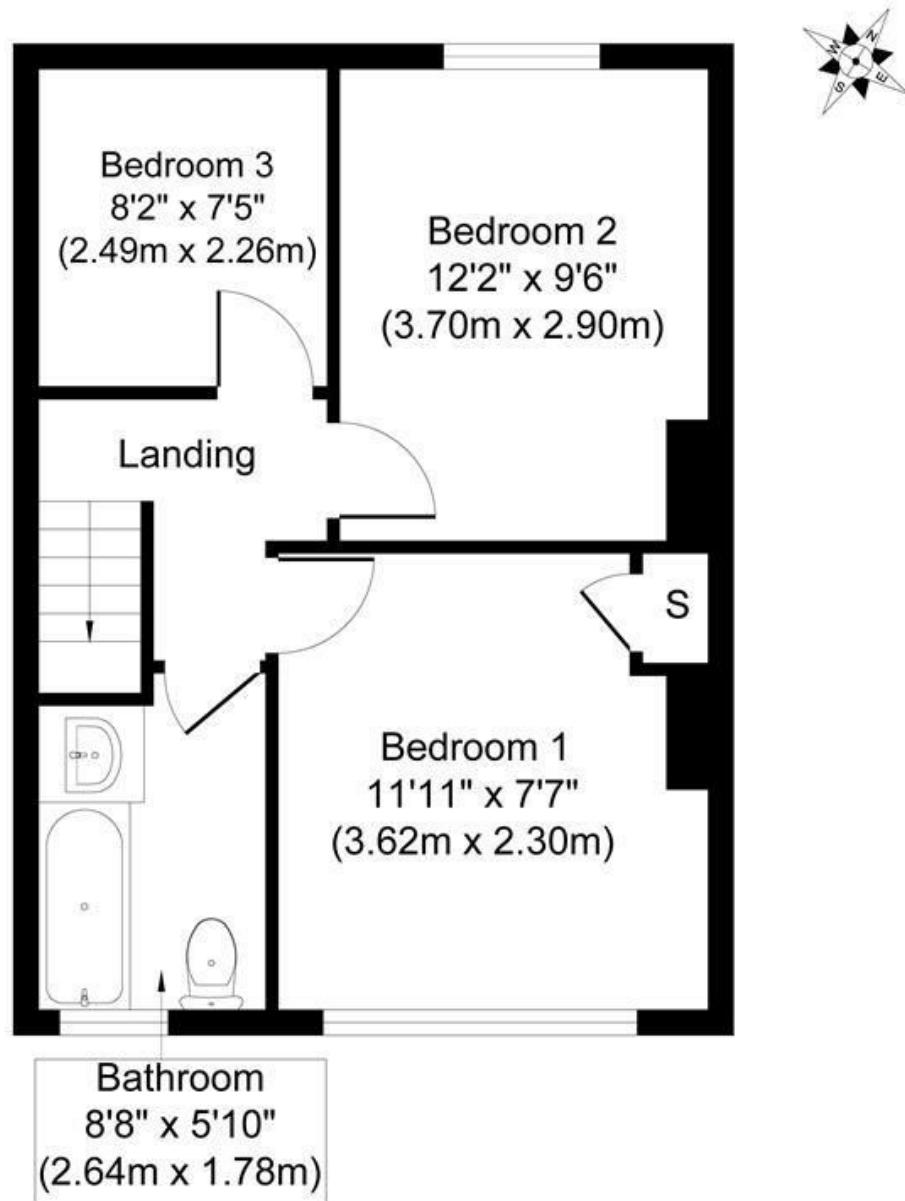
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**417 sq. ft**  
**(38.74 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.

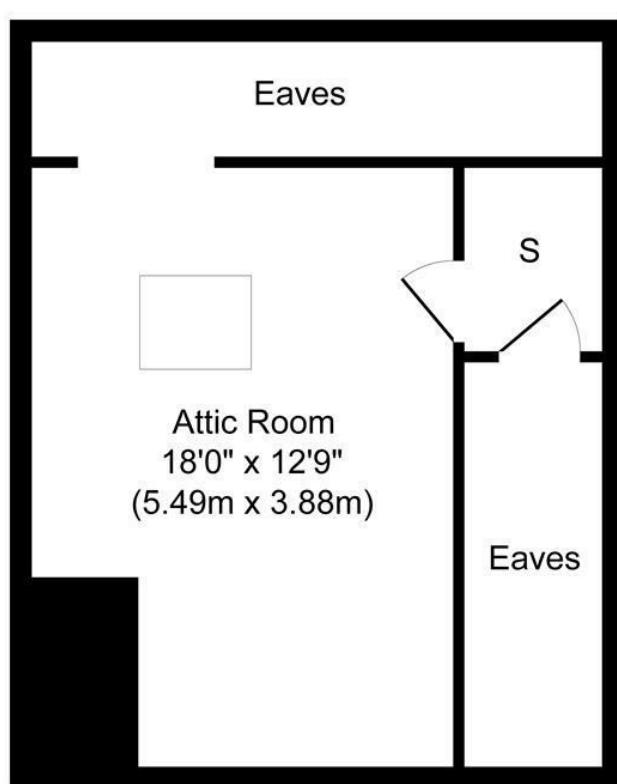
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**417 sq. ft**  
**(38.74 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



**Second Floor**  
**Approximate Floor Area**  
**376 sq. ft**  
**(34.90 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.  
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

**T** 01405 761199

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(37-47)	E		
(26-36)	F		
(1-25)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	