

# Park Row



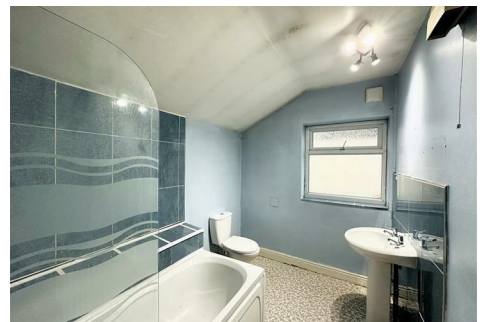
**Weatherill Street, Goole, DN14 6EQ**

**Offers Over £80,000**



**\*\*TWO RECEPTION ROOMS\*\*GARAGE\*\***

Situated centrally in Goole, close to amenities, this end of terrace property briefly comprises: Dining Room, Lounge and Kitchen. To the first floor are two Bedrooms and Bathroom. Externally, there is a rear garden and garage. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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

Situated in a convenient location within the market town of Goole, this end of terrace property offers well proportioned accommodation and presents an excellent opportunity for buyers looking to personalise a home to their own tastes. The ground floor comprises a lounge, a separate dining room ideal for everyday living and entertaining, and a kitchen with access to the rear. To the first floor are two bedrooms and a bathroom. Externally, the property fronts directly onto a public footpath. To the rear is a fully enclosed garden providing a good level of privacy, featuring a patio area suitable for outdoor seating, along with the benefit of a garage. The property offers plenty of potential and is well suited to a range of buyers. Viewing is recommended.

## GROUND FLOOR ACCOMMODATION

### Dining Room

11'11" x 10'3" (3.64m x 3.13m)

### Inner Hall

### Lounge

12'2" x 10'10" (3.72m x 3.32)

### Kitchen

9'6" x 6'7" (2.90m x 2.03)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'2" x 10'2" (3.72m x 3.12m)

### Bedroom Two

12'2" x 10'8" (3.72m x 3.26m)

### Bathroom

9'5" x 6'7" (2.88m x 2.03m)

## EXTERIOR

### Front

Leading onto public footpath.

### Rear

Fully enclosed rear garden with patio area and a single detached garage.

## DIRECTIONS

From our branch on Pasture Road, head north and at the mini roundabout, take the first exit onto Centenary Road. Take the fourth turning on the left onto Weatherill Street. The property will be clearly identified by the Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

## 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 - 01977 791133

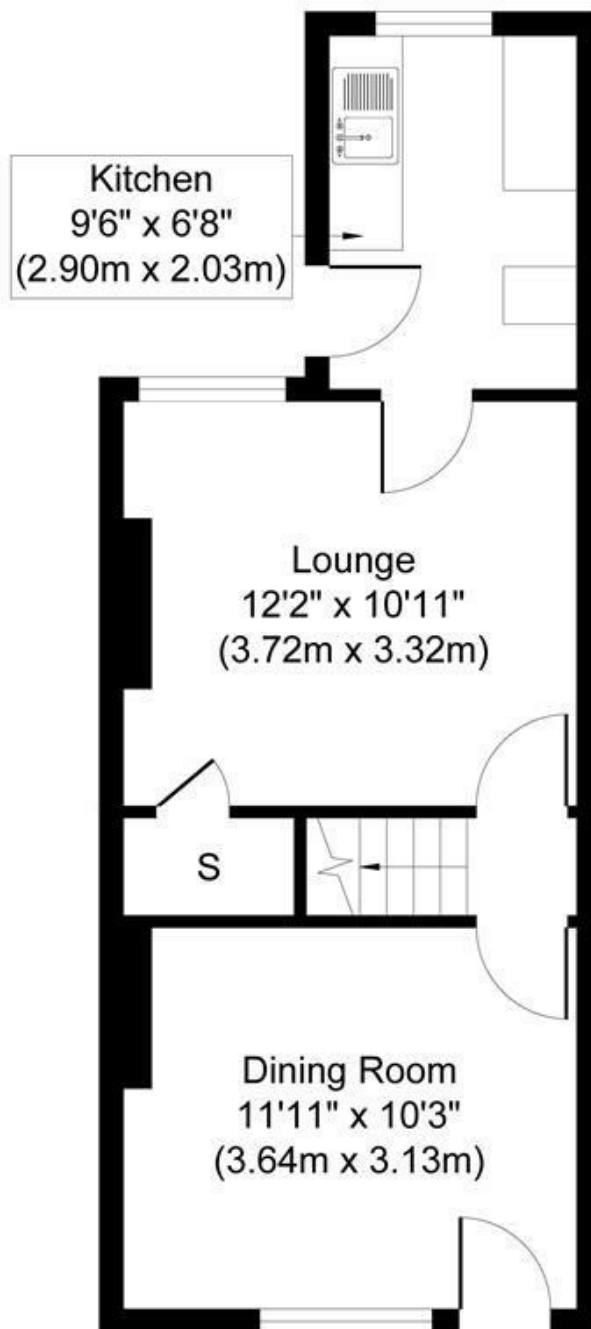
CASTLEFORD - 01977 558480

## 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**  
**364 sq. ft**  
**(33.80 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**  
**364 sq. ft**  
**(33.80 sq. m)**

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**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)

