Park Rôw




## Jasmine Close, Howden, Goole, DN14 7ZA

**Offers Over £325,000**

3 | 1 | 1 | B

** NO ONWARD CHAIN ** SOUTH EAST FACING GARDEN ** The property briefly comprises of: Hallway, Kitchen, Lounge, three bedrooms, and a Shower Room. The property externally benefits from a driveway, a detached garage, and a rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Offered to the market with no onward chain, this Bungalow occupies a pleasant position within a quiet cul-de-sac in the sought-after market town of Howden. The property presents an excellent opportunity for a range of buyers, combining low-maintenance living with generous outdoor space, ample parking, and convenient access to local amenities.

Externally, the property continues to impress with a substantial block-paved driveway providing off-street parking for multiple vehicles, together with a detached garage offering additional storage or workshop potential. To the rear is a fully enclosed garden, mainly laid to lawn and enjoying a good degree of privacy. A generous paved seating area sits directly outside the property, creating the perfect setting for outdoor dining, entertaining guests, or simply relaxing during the warmer months.

The property is ideally located within a popular residential development in Howden, a thriving market town renowned for its excellent range of shops, cafes, restaurants, and everyday amenities. Families will appreciate the proximity to well-regarded schools, while commuters benefit from excellent transport connections, including easy access to the M62 motorway network and rail links from Howden station, making travel to Leeds, Hull, York, and beyond both quick and convenient. This combination of peaceful cul-de-sac living and excellent accessibility makes the property an appealing choice for a wide range of purchasers.

## ACCOMMODATION

### Hall
16'4" x 10'3" (4.99m x 3.14m)

### Kitchen
9'10" x 10'7" (3.02m x 3.23m)

### Lounge
15'10" x 15'5" (4.85m x 4.70m)

### Bedroom One
12'5" x 11'6" (3.81m x 3.51m)

### Bedroom Two
11'3" x 11'0" (3.44m x 3.37m)

### Bedroom Three
11'5" x 9'11" (3.50m x 3.03m)

### Shower Room
7'5" x 6'3" (2.28m x 1.91m)

## EXTERIOR

### Front
Parking to the front of the house with shared driveway leading to the detached garage.

### Rear
Fully enclosed rear garden with patio area.

## DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. Go over the roundabout, take the first exit onto Hull Road/A63. Proceed on to Hailgate and turn onto Jasmine Close where the property will be clearly identifiable by our Park Row 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold
Local Authority: East Riding of Yorkshire
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.

## 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas 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 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

## 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.

## 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.

## Agents Note

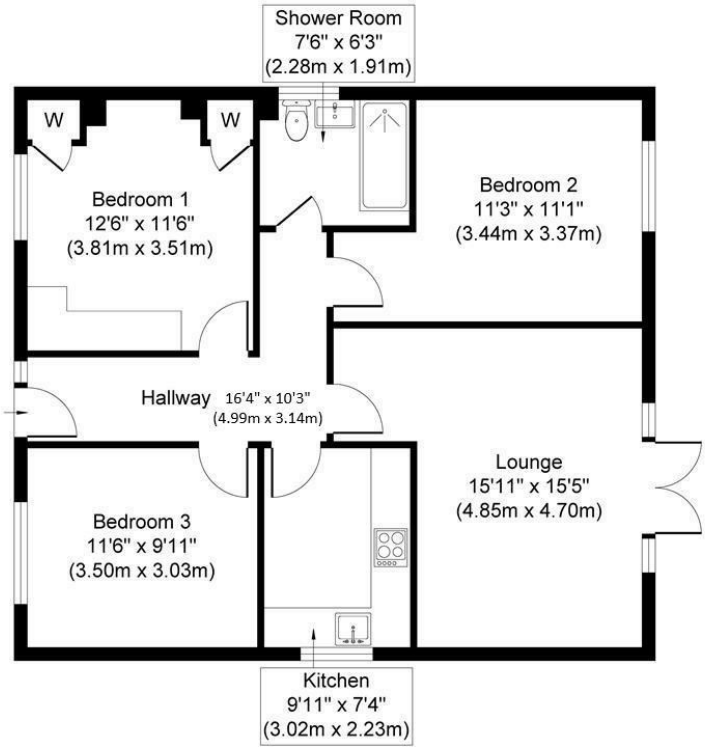
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.










**Approximate Floor Area**
**838 sq. ft**
**(77.84 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 2026 | www.houseviz.com**

T 01405 761199
W www.parkrow.co.uk

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

