

Park Row



Kingsway, Goole, DN14 5HE

Offers Over £120,000



****GREAT TRANSPORT LINKS**TWO RECEPTIONS ROOMS****Situated in Goole, this mid terrace property briefly comprises: Lounge, Second reception room, and Kitchen to the Ground Floor. To the First Floor are two bedrooms, and a Bathroom. To the Second Floor are two further bedrooms. Externally, the property has an enclosed rear yard and a small courtyard are to the front. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY 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 well-presented mid-terrace home offers comfortable and practical living across two floors, ideal for first-time buyers, small families, or investors. The ground floor contains a welcoming dining room, perfect for family meals or entertaining guests. Towards the rear, a modern kitchen provides ample storage and workspace, while the lounge offers a cosy retreat for relaxation. Upstairs, you'll find two generously sized bedrooms along with a family bathroom, all well-lit and neatly maintained. To the third floor are two further bedrooms. Externally, the property features a small courtyard to the front and a private enclosed yard to the rear, offering a low-maintenance outdoor space ideal for seating or storage.

GROUND FLOOR ACCOMMODATION

Lounge

12'2" x 8'11" (3.71m x 2.74m)

Dining Room

14'1" x 13'3" (4.30m x 4.06m)

Kitchen

14'0" x 8'1" (4.27m x 2.47m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'6" x 12'0" (4.12m x 3.68m)

Bedroom Two

10'7" x 7'7" (3.23m x 2.32m)

Bathroom

10'7" x 6'6" (3.25m x 2.00m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

14'7" x 13'8" (4.46m x 4.17m)

Bedroom Four

14'2" x 11'11" (4.33m x 3.64m)

EXTERNAL

Front

Small courtyard.

Rear

Fully enclosed rear garden, with double gates for access to parking, a wooden seating area and outside tap.

DIRECTIONS

From our branch on Pasture Road, head south towards Second Avenue. At the traffic lights turn left and continue on Boothferry Road. At the mini roundabout continue onto

Edinburgh Street. Turn left onto Lime Tree Avenue and then right again onto Broadway. Finally, turn left onto Kingsway where the property will 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 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.

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:

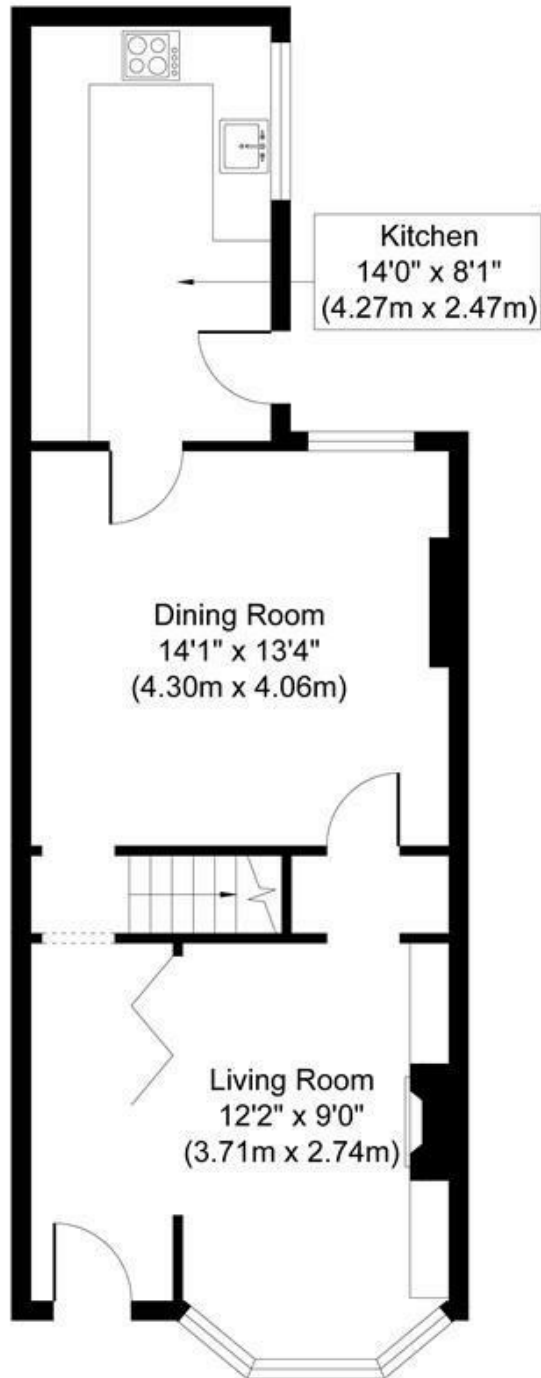
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

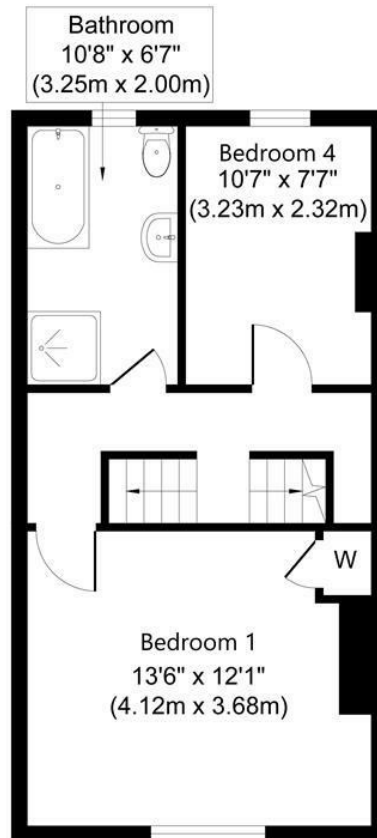
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
533 sq. ft
(49.56 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
405 sq. ft
(37.58 sq. m)

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T 01405 761199
W www.parkrow.co.uk

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

Energy Efficiency Rating		Current	Insured	Environmental Impact (CO ₂) Rating		Current	Insured
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-95	A			92-95	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
39-44	G			39-44	G		
35-38				35-38			
1-34				1-34			
All energy efficient - higher ranking score				All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	