

# Park Row



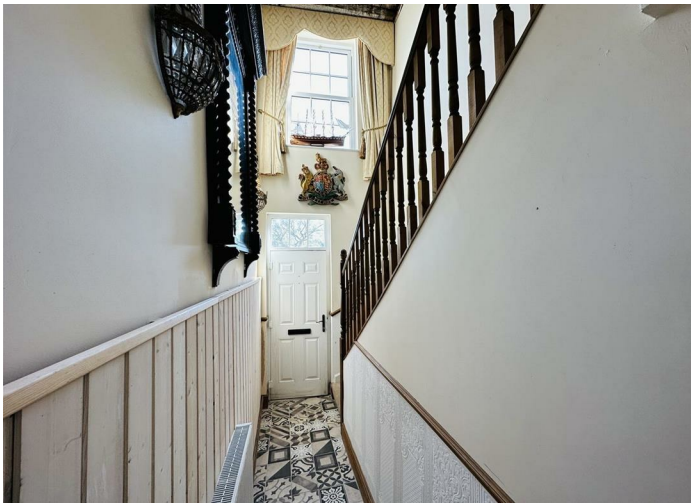
**Little Reedness, Goole, DN14 8HQ**

**Offers Over £375,000**

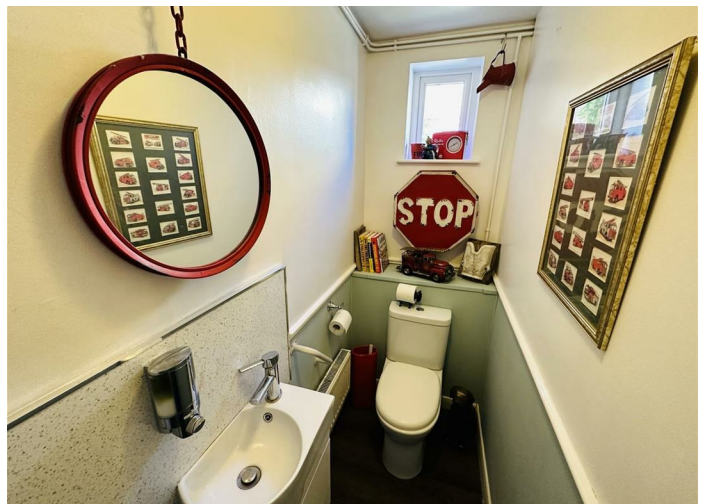


**\*\* RURAL LOCATION \*\* POTENTIAL FOR MULTI-GENERATIONAL LIVING \*\*** Located in the desirable village of Little Reedness, this family home comprises: Hall, Lounge, Open Plan Family Area including Bar, Breakfast Kitchen, Utility, Ground Floor w.c, Study, two bedrooms, one with En-Suite. To the First Floor are five further bedrooms, two with en-suite facilities and additional Shower Room and Bathroom. Externally, the property benefits from a variety of outbuildings, a gravelled courtyard offering parking for multiple vehicles and social spaces for entertaining and social gatherings. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY 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'.**

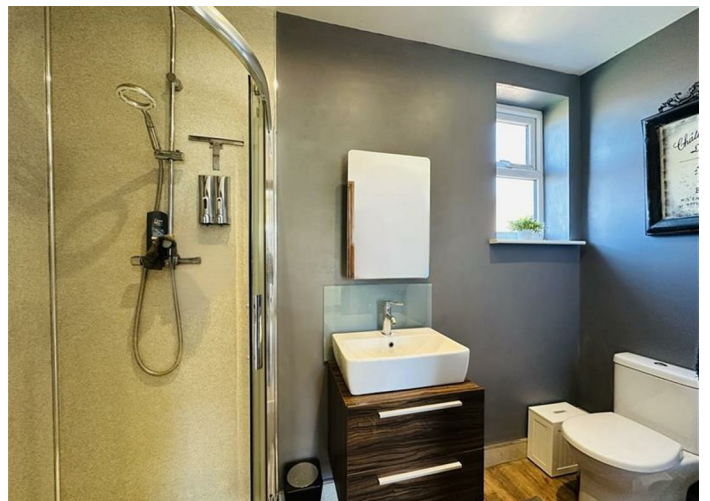








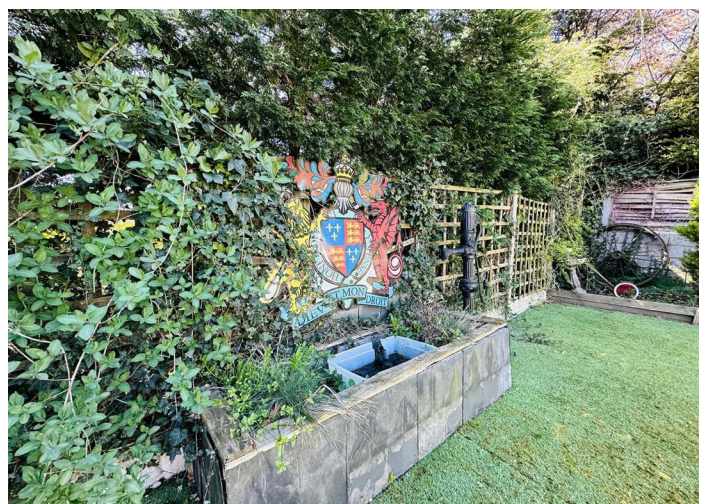
















## PROPERTY OVERVIEW

A charming and substantial period property full of character, set in a peaceful rural location on the edge of the village. This impressive brick-built family home offers generous and flexible accommodation, making it ideal for multi-generational living. With beamed ceilings throughout, beautiful original features, and excellent potential for up to seven bedrooms, the house combines timeless appeal with practical modern living.

With ample parking, the property sits proudly with far-reaching views across open farmland and the River Ouse. A large gravel courtyard to the rear provides plenty of space for vehicles and outdoor entertaining, while the range of outbuildings offers great potential for storage, workshops or further conversion. The relaxing social areas and surrounding countryside create a wonderful sense of space and tranquillity.

Inside, the house is filled with warmth and personality. The standout feature is the impressive open-plan living room with dramatic dark wood beams across the ceiling. This large, sociable space includes a fabulous bar area to the rear, perfect for entertaining, along with a striking brick fireplace and generous room for comfortable seating. The principal bedroom is particularly spacious and light, with high ceilings and elegant period details, while the overall layout supports flexible family living or independent annexed-style arrangements.

This a rare opportunity to own a characterful, versatile home in a beautiful rural setting, offering both space and potential in abundance.

## GROUND FLOOR ACCOMMODATION

### Hall

16'7" x 6'3" (5.07m x 1.93m)

### Open Plan Family Area

26'5" x 18'1" (8.07m x 5.53m)

### Bar Area

15'11" x 14'9" (4.86m x 4.51m)

### Lounge

24'2" x 16'0" (7.39m x 4.88m)

### Breakfast Kitchen

26'2" x 10'0" (7.98m x 3.07m)

### Rear Hall

5'6" x 4'11" (1.70m x 1.51m)

### Utility

12'2" x 7'11" (3.72m x 2.43m)

### Ground Floor w.c

7'3" x 2'11" (2.21m x 0.89m)

### Study

14'2" x 5'9" (4.32m x 1.76m)

### Bedroom Six

10'10" x 9'4" (3.31m x 2.86m)

### En-Suite

6'1" x 5'4" (1.87m x 1.63m)

### Bedroom Seven

10'11" x 10'11" (3.35m x 3.33m)

## FIRST FLOOR

### Landing

### Bedroom One

24'3" x 11'1" (7.41m x 3.38m)

### Walk-in Wardrobe

10'11" x 4'2" (3.33m x 1.28m)

### En-Suite

9'8" x 4'3" (2.95m x 1.30m)

### Bedroom Two

18'6" x 14'9" (5.64m x 4.51m)

### En-Suite

18'6" x 14'9" (5.64m x 4.51m)

### Bedroom Three

16'0" x 14'4" (4.89m x 4.37m)

### Bedroom Four

13'5" x 11'11" (4.09m x 3.65m)

### Bedroom Five

12'4" x 10'2" (3.76m x 3.11m)

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: F

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, Solar Panels

Heating: Biomass

Sewerage: Septic Tank

Water: Mains

Broadband: Ultrafast

Mobile: 4G/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.

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.

## 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

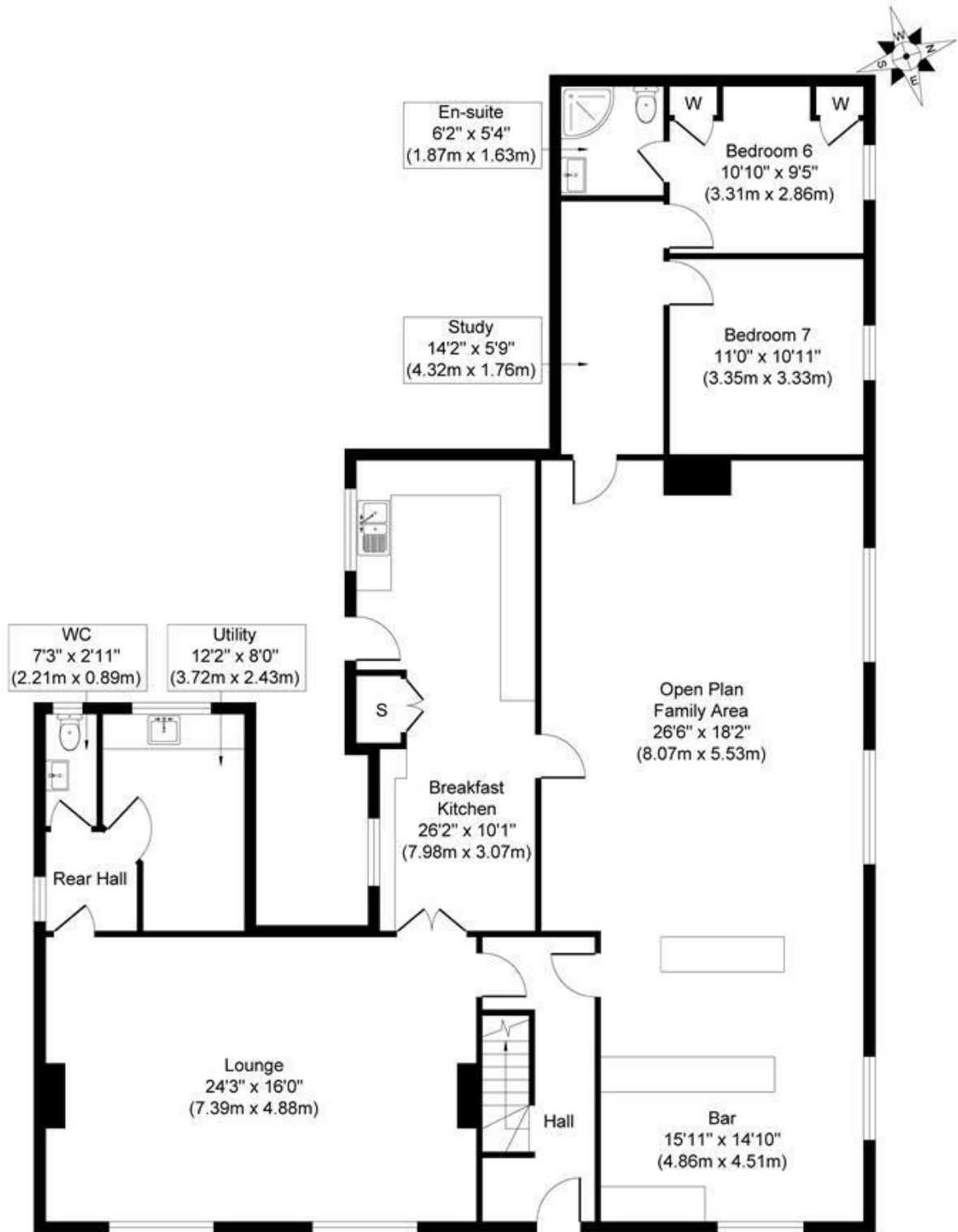
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

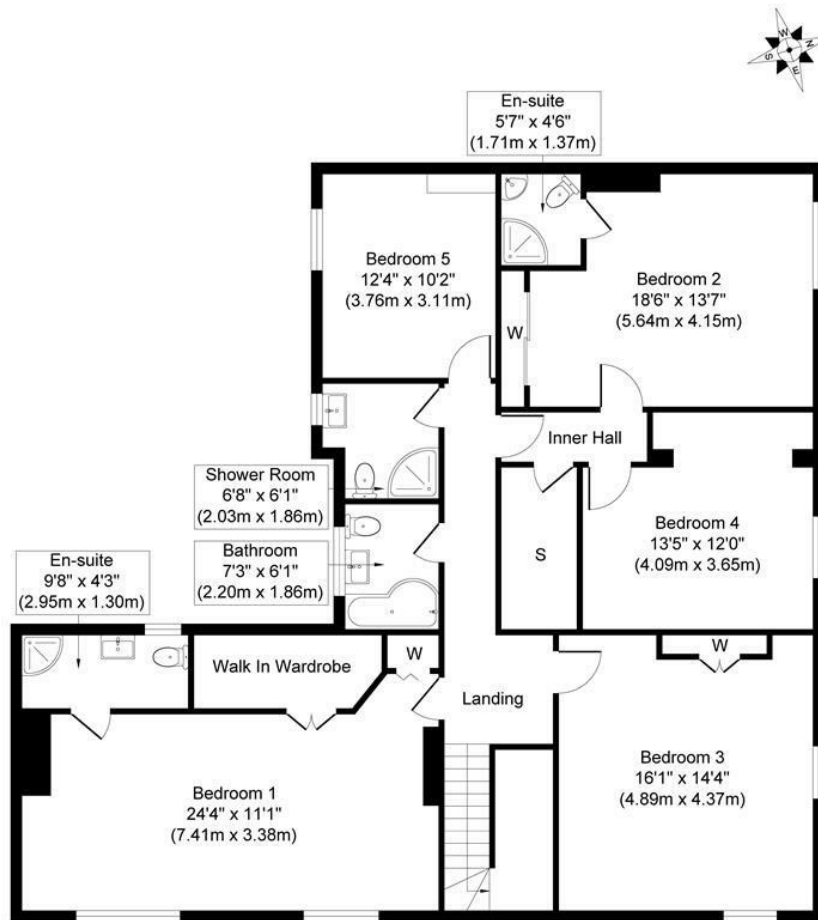
Strictly by appointment with the sole agents.



**Ground Floor**  
**Approximate Floor Area**  
**1986 sq. ft**  
**(184.50 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**  
**1488 sq. ft**  
**(138.21 sq. m)**

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