

# Park Row



**Morley Street, Goole, DN14 5TS**

**Offers Over £110,000**



**\*\*OFF STREET PARKING\*\*SOUTH EAST FACING GARDEN\*\*** Situated in Old Goole, this semi-detached home briefly comprises: Lounge and Kitchen Diner. To the first floor are two Bedrooms and a bathroom. Externally, to the front the property has off street parking whilst the rear is fully enclosed. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 Old Goole, this well-presented home offers bright and spacious accommodation throughout. The property features a welcoming, light-filled lounge and a generous kitchen diner, ideal for both everyday living and entertaining.

To the first floor, there are two well-proportioned bedrooms along with a modern family bathroom, providing comfortable and practical living space.

Externally, the property benefits from off-street parking to the front. To the rear is an enclosed south-east facing garden, thoughtfully designed with a combination of a paved seating area, pebbled walkway, wood-chipped section, and a lawned area, creating an attractive and versatile outdoor space perfect for relaxation and family use.

The property is well placed for access to local amenities, schools, and transport links, with Goole town centre just a short distance away.

## GROUND FLOOR ACCOMMODATION

### Lounge

17'2" x 11'3" (5.24m x 3.44m)

### Kitchen Diner

14'5" x 9'10" (4.40m x 3.00m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'10" x 12'11" (4.53m x 3.96m)

### Bedroom Two

11'3" x 8'8" (3.44m x 2.66m)

### Bathroom

7'10" x 5'8" (2.40m x 1.75m )

## EXTERIOR

### Front

Pebbled driveway.

### Rear

Pebbled walkway down the garden, with a wood clipping area, grass lawn and a paved seating area.

## DIRECTIONS

From our office on Pasture Road, turn right onto Boothferry Road then over the train crossing turn right onto Mariners Street following onto Low Bridge Street. Follow the road straight around the bend and then turn right onto Morley Street where the property can be identified by the Park Row 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: 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.

## 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.

## 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 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

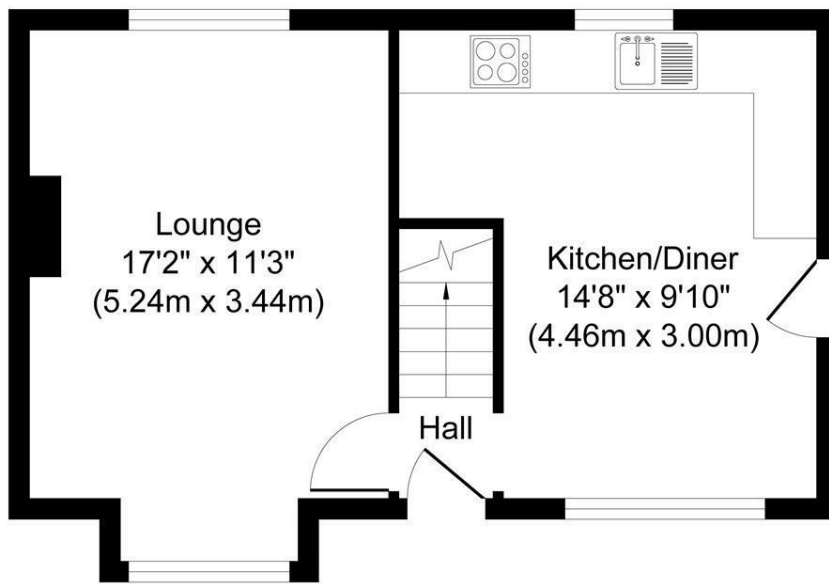
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

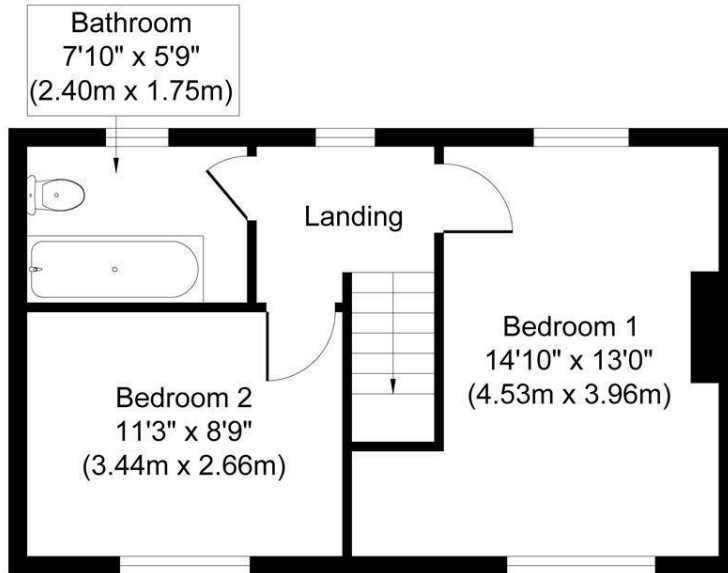




**Ground Floor**  
**Approximate Floor Area**  
**372 sq. ft**  
**(34.52 sq. m)**

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**  
**362 sq. ft**  
**(33.62 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC