

# Park Row



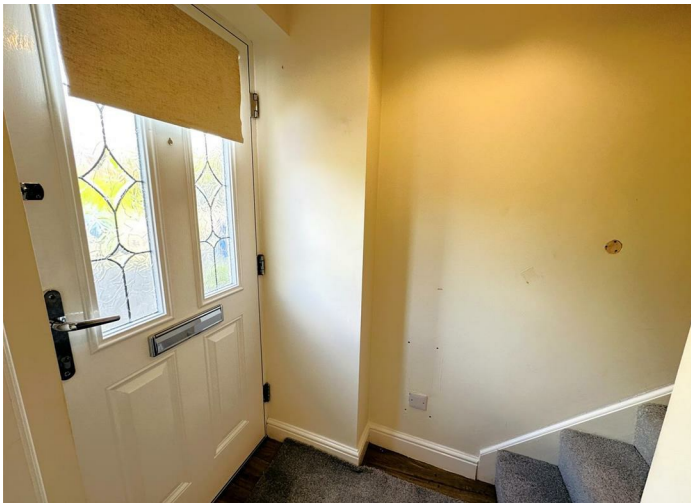
## Captains Close, Goole, DN14 6AB

Offers Over £170,000



**\*\*OFF STREET PARKING\*\*****BREAKFAST KITCHEN\*\*** Situated in Goole, this two bedroom terraced property briefly comprises: Entrance Hall, Lounge, Breakfast Kitchen, Ground floor WC and Rear Hall. To the first floor are two bedrooms, and a Family Bathroom. Externally, the property benefits from a driveway to the front and an enclosed rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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 SUMMARY

This two bedroom mid-terrace property offers an ideal opportunity for both first-time buyers and investors. The ground floor comprises a welcoming entrance hall, a spacious lounge, a breakfast kitchen, and a convenient downstairs W.C with a rear hall leading to the garden. Upstairs, you will find two generous double bedrooms and a family bathroom. Outside, there is parking to the front and a low maintenance paved garden to the rear. With its practical layout and prime location, this home presents great potential for comfortable living or investment.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

4'0" x 4'0" (1.23 x 1.23)

### Lounge

14'0" x 10'8" (4.28 x 3.27)

### Breakfast Kitchen

11'2" x 9'8" (3.42 x 2.96)

### Ground Floor W.C

4'9" x 5'1" (1.46 x 1.56)

### Rear Hall

6'10" x 3'9" (2.09 x 1.16)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'11" x 12'5" (4.26 x 3.81)

### Bedroom Two

11'3" x 8'5" (3.44 x 2.58)

### Bathroom

7'10" x 5'1" (2.39 x 1.56)

## EXTERIOR

### Front

The front of the property is paved with parking.

### Rear

To the Rear there is an enclosed paved garden.

## DIRECTIONS

Leave our Goole Office and proceed down Pasture Road towards Centenary Road. At the mini roundabout continue straight ahead on to Westfield Avenue, proceed straight ahead. Continue onto Rutland Road. At the end of the street, take a right on to Carr Lane. Finally, turn right onto Captains Close where the property can be clearly Identified by our Park Row Properties 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire

Tax Banding: B

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

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.

## 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.

## 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.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

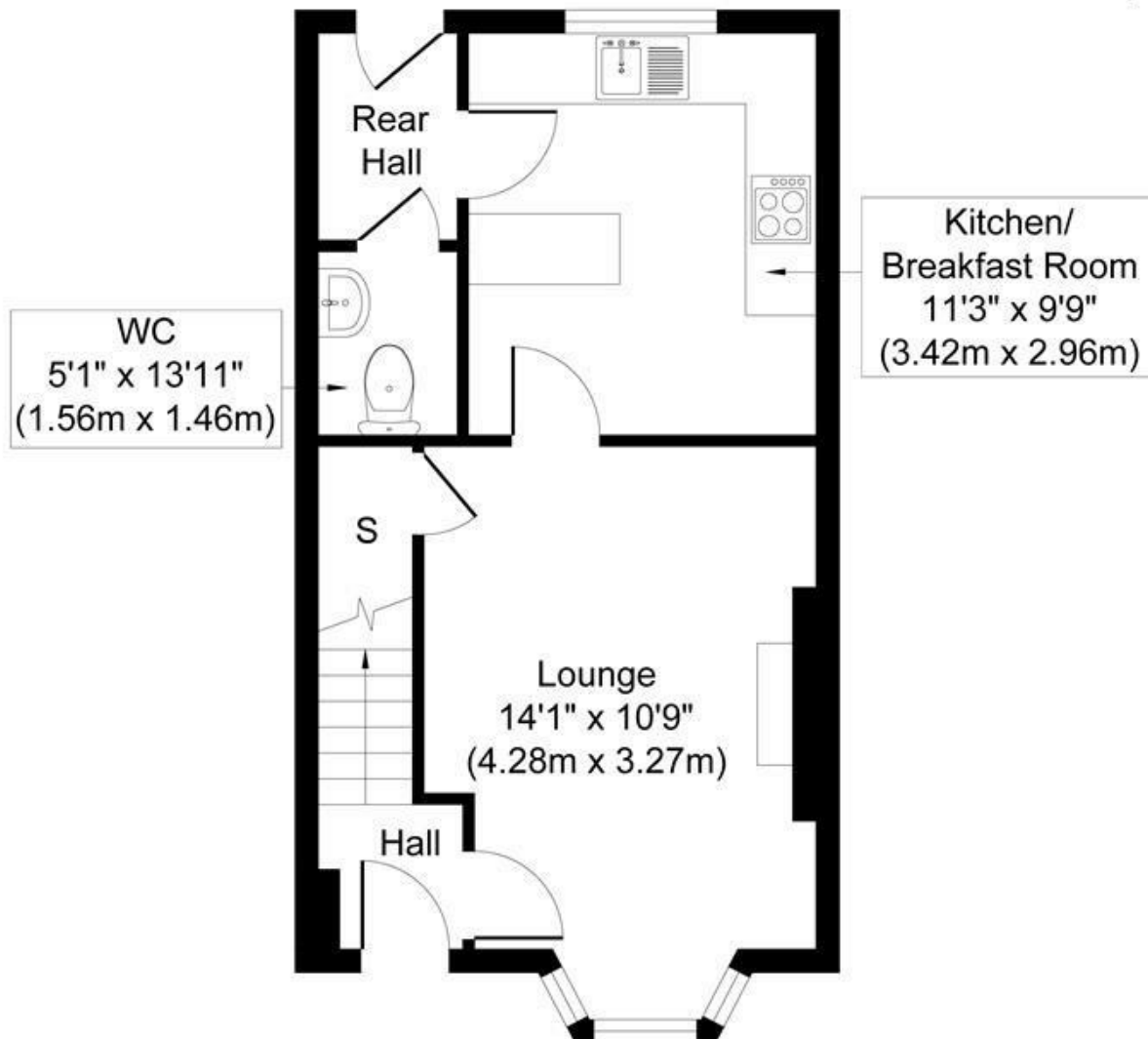
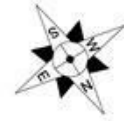


Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

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

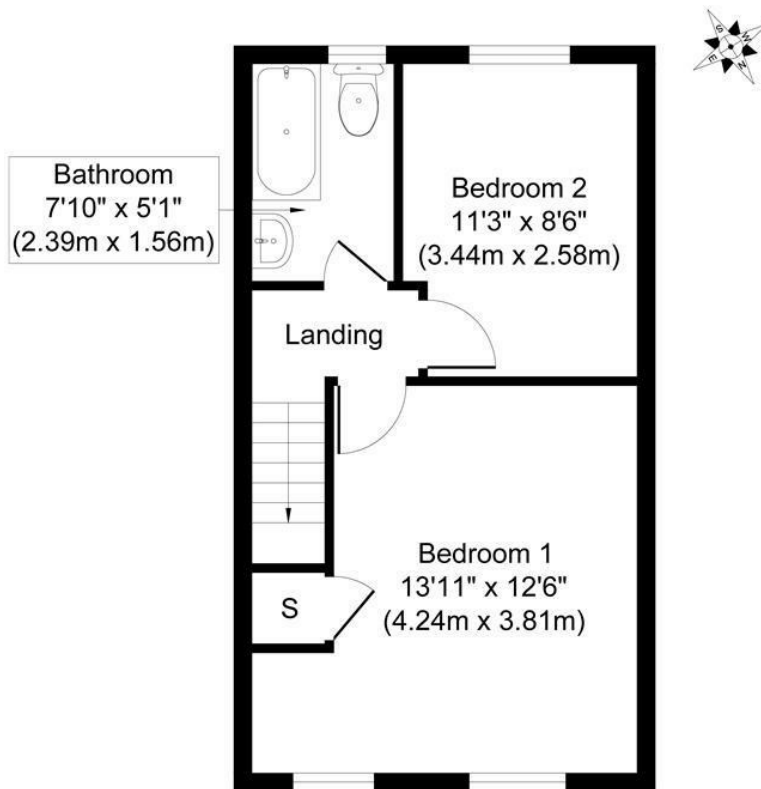
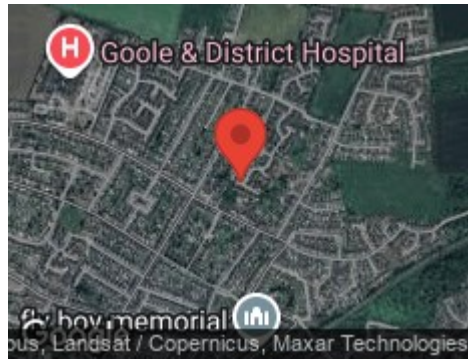




**Ground Floor**  
**Approximate Floor Area**  
**364 sq. ft**  
**(33.83 sq. m)**

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**  
**356 sq. ft**  
**(33.07 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 A		92-100 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	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC