

Park Row



Pinfold Street, Eastrington, Goole, DN14 7PY

Offers Over £270,000



****SOLAR PANELS**AMPLE OFF STREET PARKING**** Situated in the rural village of Eastrington this semi-detached property briefly compromises: Hall, w.c., Lounge, Kitchen Diner and Garden Room. To the First Floor: three Bedrooms and family Bathroom. Externally the property benefits from ample off-street parking for multiple vehicles. The rear garden has a paved patio area alongside a laid to lawn area with open views. Solar panels on the roof of the front elevation. **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'.**

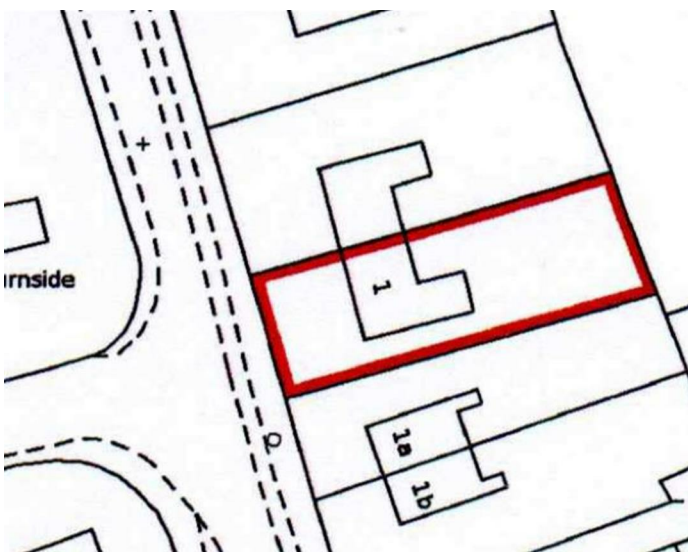














PROPERTY SUMMARY

This beautifully presented three-bedroom semi-detached home is located in the rural village of Eastington. Offering generous living space and stylish interiors, this property is perfect for families or those seeking a peaceful countryside lifestyle. Upon entering through the central front door, you are greeted by a welcoming hallway with stairs leading to the first floor. To the right, you'll find a spacious, modern kitchen diner ideal for everyday family living and entertaining, complete with an adjoining garden room that floods the space with natural light. Double doors lead from the garden room out to a patio area, creating a seamless indoor-outdoor connection. The ground floor also boasts a well-appointed lounge, which also features doors opening out to the rear garden, as well as a convenient downstairs W.C. Upstairs, the generously sized landing offers flexibility and could easily be used as a study or reading area. There are three bedrooms and a contemporary family bathroom completing the first floor accommodation. Externally, the rear garden offers a paved patio and concrete area leading to a lawned section, ideal for outdoor dining or relaxation. The garden opens up to uninterrupted views over open fields, offering a truly tranquil setting. The property also benefits from solar panels, helping to reduce energy bills and increase efficiency, an excellent addition for the environmentally conscious buyer. This fantastic property combines modern living with a countryside feel and is not to be missed. Early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Hall

4'0" x 3'6" (1.22m x 1.09m)

Kitchen Diner

18'10" x 13'11" (5.76m x 4.26m)

Garden Room

16'7" x 11'5" (5.07m x 3.49m)

Lounge

11'6" x 11'1" (3.51m x 3.38m)

Downstairs w.c.

3'10" x 3'0" (1.19m x 0.92m)

FIRST FLOOR ACCOMMODATION

Landing / Study Area

9'1" x 6'3" (2.79m x 1.93m)

Bedroom One

11'6" x 11'0" (3.51m x 3.36m)

Bedroom Two

12'0" x 11'0" (3.68m x 3.36m)

Bedroom Three

8'6" x 8'0" (2.61m x 2.44m)

Family Bathroom

8'2" x 4'9" (2.49m x 1.47m)

EXTERNAL

FRONT

Concrete driveway with ample off street parking to the front.

REAR

Paved patio area and laid to lawn area to the rear of the property with open views.

DIRECTIONS

From our branch on Pasture Road in Goole, head north towards Fifth Avenue and at the mini roundabout, take the first exit onto Centenary Road then right onto Airmyn Road. Go straight ahead at the next two roundabouts to stay on Boothferry Road/A614. At the third roundabout, take the third exit onto Main Road. In approximately 1.7 miles, turn left onto Long Lane, which then in turn, changes to Howden Road and then High Street. Turn left onto Pinfold Street where to property will be clearly signposted with our Park Row Board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultra Fast
Mobile: 4G

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold
Local Authority: East 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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

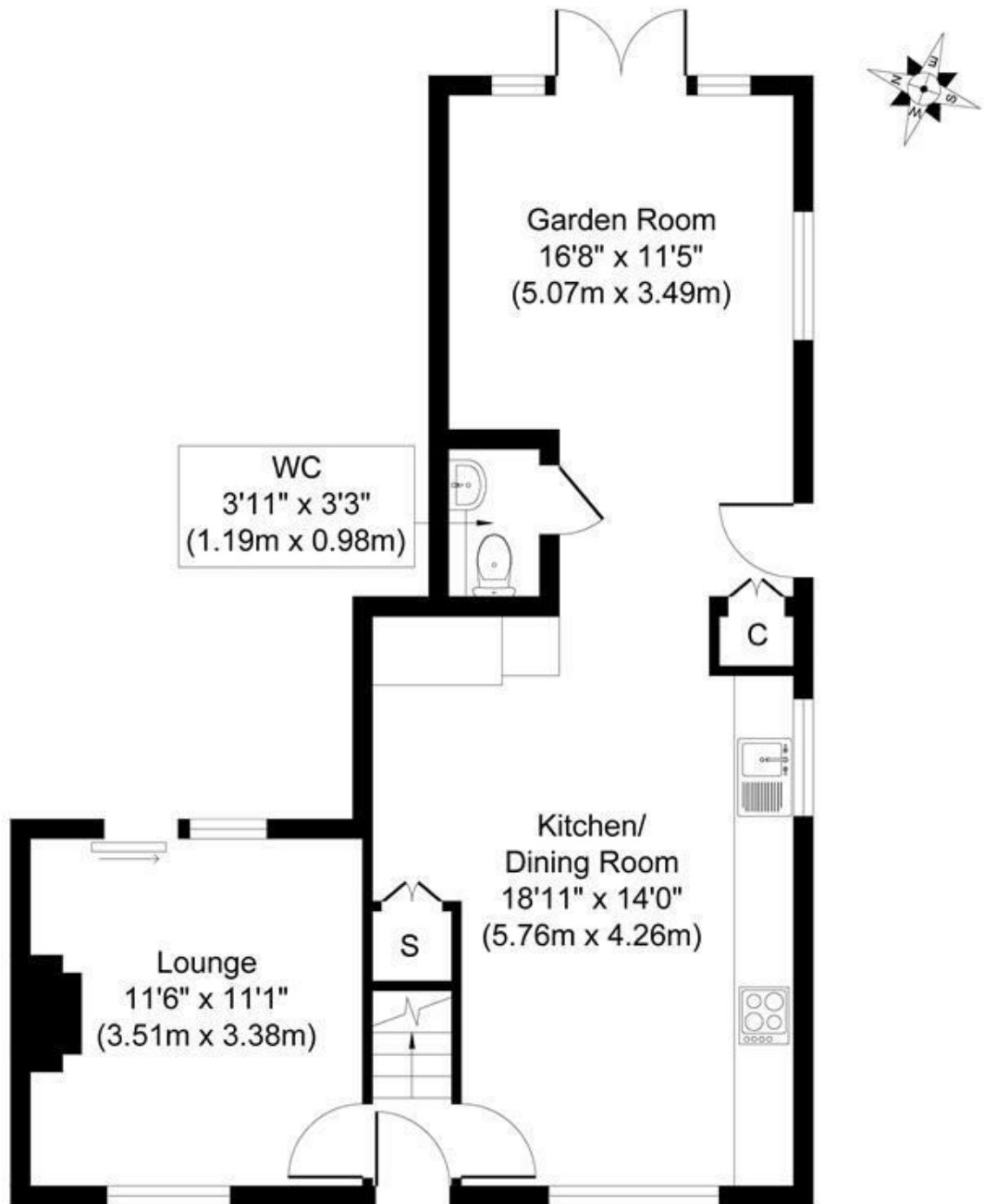
CASTLEFORD - 01977 558480

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.

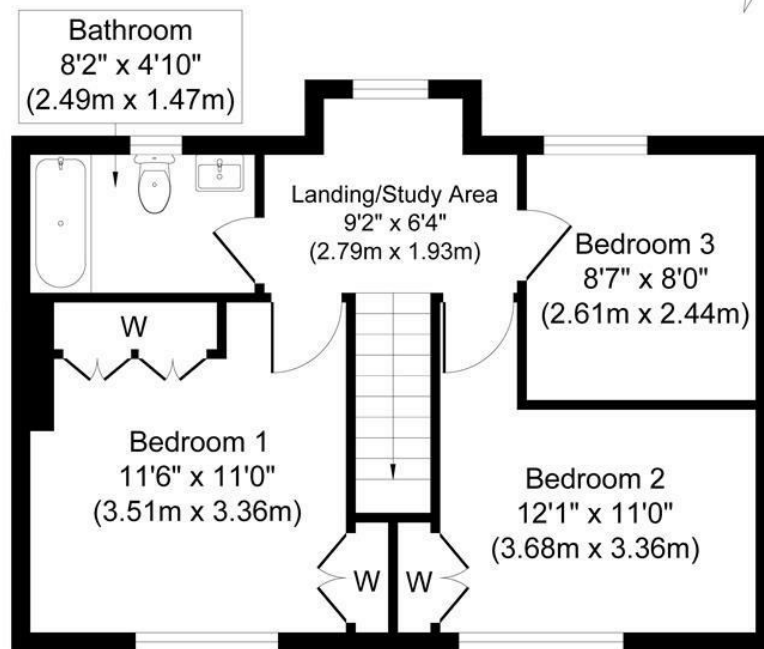




Ground Floor
Approximate Floor Area
593 sq. ft
(55.07 sq. m)

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
432 sq. ft
(40.09 sq. m)

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