

Park Row



Derwent Crescent, Howden, Goole, DN14 7AP

Offers Over £190,000



****EXTENDED PROPERTY**RECENTLY RE-WIRED AND RE-PLUMBED**** Situated in the village of Howden, this semi detached property briefly comprises: W.C., Lounge, Kitchen Diner and Utility, with three bedrooms and a Shower Room to the First Floor. Externally, the property benefits from off street parking to the front and a low maintenance rear garden. VIEWING IS ESSENTIAL 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

Situated in the sought-after village of Howden, this beautifully presented extended semi-detached property offers spacious and modern accommodation ideal for families or professionals.

The property boasts a welcoming lounge with stylish Karndean flooring, a contemporary kitchen diner featuring granite worktops with integrated appliances to include, two ovens, coffee machine, induction hob and under counter fridge. A separate very spacious utility room also finished with quartz surfaces is a fantastic extension to the kitchen. A convenient downstairs WC is fitted with an automatic sensor flush system for added ease.

Upstairs, you'll find three bedrooms along with a sleek and modern walk-in shower room with granite surface, also benefiting from the sensor-operated toilet.

Externally, the home provides off-street parking to the front and a private, low-maintenance garden to the rear, with hardstanding area ideal for a shed or summer house, perfect for relaxing or entertaining. This is a fantastic opportunity to acquire a well-maintained, extended home in a desirable village location.

GROUND FLOOR ACCOMMODATION

Hall

8'11" x 5'4" (2.74m x 1.65m)

Ground Floor w.c.

4'11" x 2'5" (1.51m x 0.75m)

Lounge

20'7" x 11'2" (6.29m x 3.42m)

Kitchen Diner

19'7" x 12'7" (5.99m x 3.86m)

Utility

11'4" x 8'4" (3.46m x 2.55m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 11'4" (4.23m x 3.47m)

Bedroom Two

13'10" x 8'0" (4.23m x 2.44m)

Bedroom Three

8'10" x 7'11" (2.71m x 2.42m)

Shower Room

9'0" x 4'9" (2.76m x 1.47m)

EXTERNAL

Front

Off street parking.

Rear

Low maintenance rear garden.

DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto

Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. At the second roundabout, carry on Boothferry Road. Next, take the first exit at the roundabout onto Hull Road and then right onto Derwent Road. Finally, turn right onto Derwent Crescent where the property will be clearly identifiable by our Park Row '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: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

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.

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

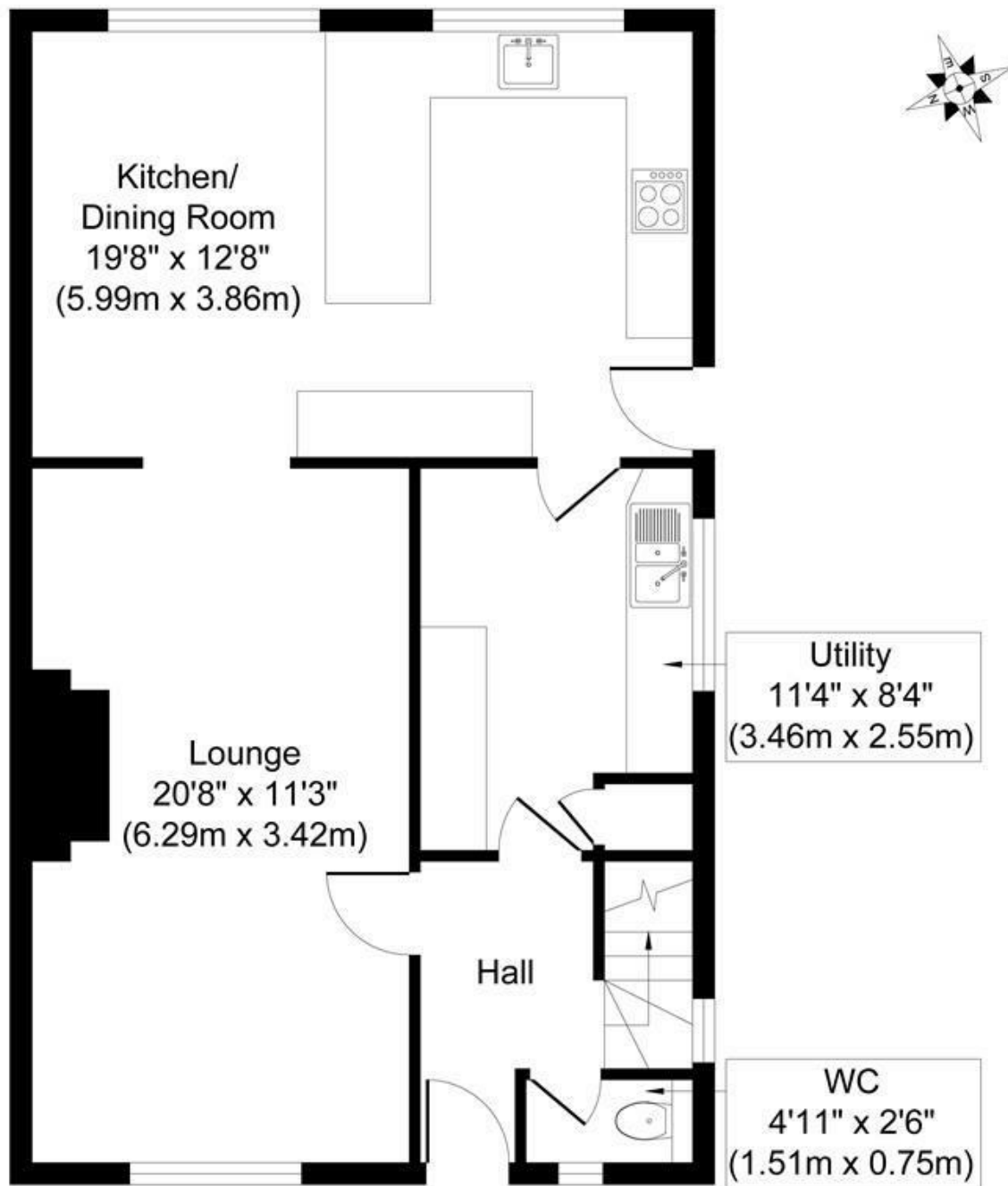
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

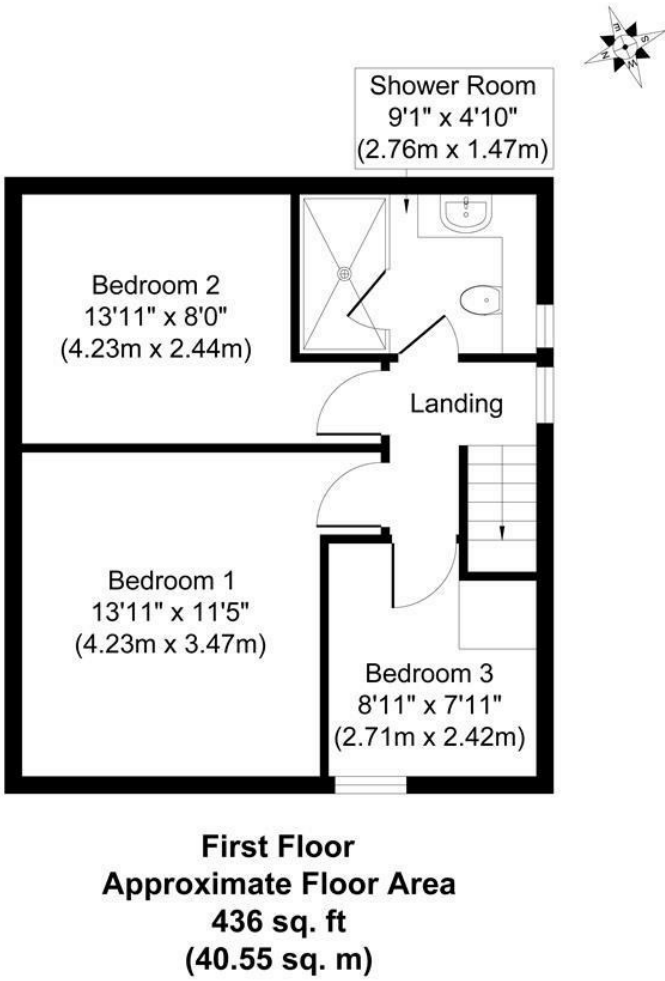
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
661 sq. ft
(61.39 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.
Copyright V360 Ltd 2025 | www.houseviz.com



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.
 Copyright V360 Ltd 2025 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

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

