

Park Row



Cottingham Street, Goole, DN14 5RY

Offers Over £170,000



****IDEAL FOR FIRST TIME BUYERS**FAMILY HOME**** Situated in Old Goole, this three bedroom semi-detached property briefly comprises: Lounge and Kitchen Diner. To the first floor there are two double Bedrooms, one single Bedroom and family Bathroom. Externally, the property benefits a side paved seating area, decking area to the rear and garden area . **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 OVERVIEW

This attractive three bedroom semi-detached home in Old Goole offers well presented and modern living throughout. The ground floor features a spacious lounge and a stylish, contemporary kitchen-diner. To the first floor there are two generous double bedrooms, a comfortable single bedroom, and a modern family bathroom. Outside, the property benefits from a lovely enclosed garden with a decking area and a well-maintained lawn, as well as a paved seating area to the side, ideal for relaxing or outdoor dining. This is a fantastic family home ready to move straight into.

GROUND FLOOR ACCOMMODATION

Lounge

13'10" x 13'1" (4.23m x 3.99m)

Kitchen Diner

19'9" x 8'4" (6.04m x 2.55)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'1" x 11'5" (3.70m x 3.48m)

Bedroom Two

11'0" x 10'3" (3.36m x 3.13m)

Bedroom Three

9'1" x 8'0" (2.77m x 2.44m)

Bathroom

8'3" x 5'5" (2.54m x 1.67m)

EXTERIOR

Front

To the front is gated driveway for ample parking.

Rear

To the rear, is a decking area leading onto a lawned enclosed rear garden and to the side of the property is 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 and turn right onto Cottingham Street where the property can be identified by the Park Row 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: 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

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

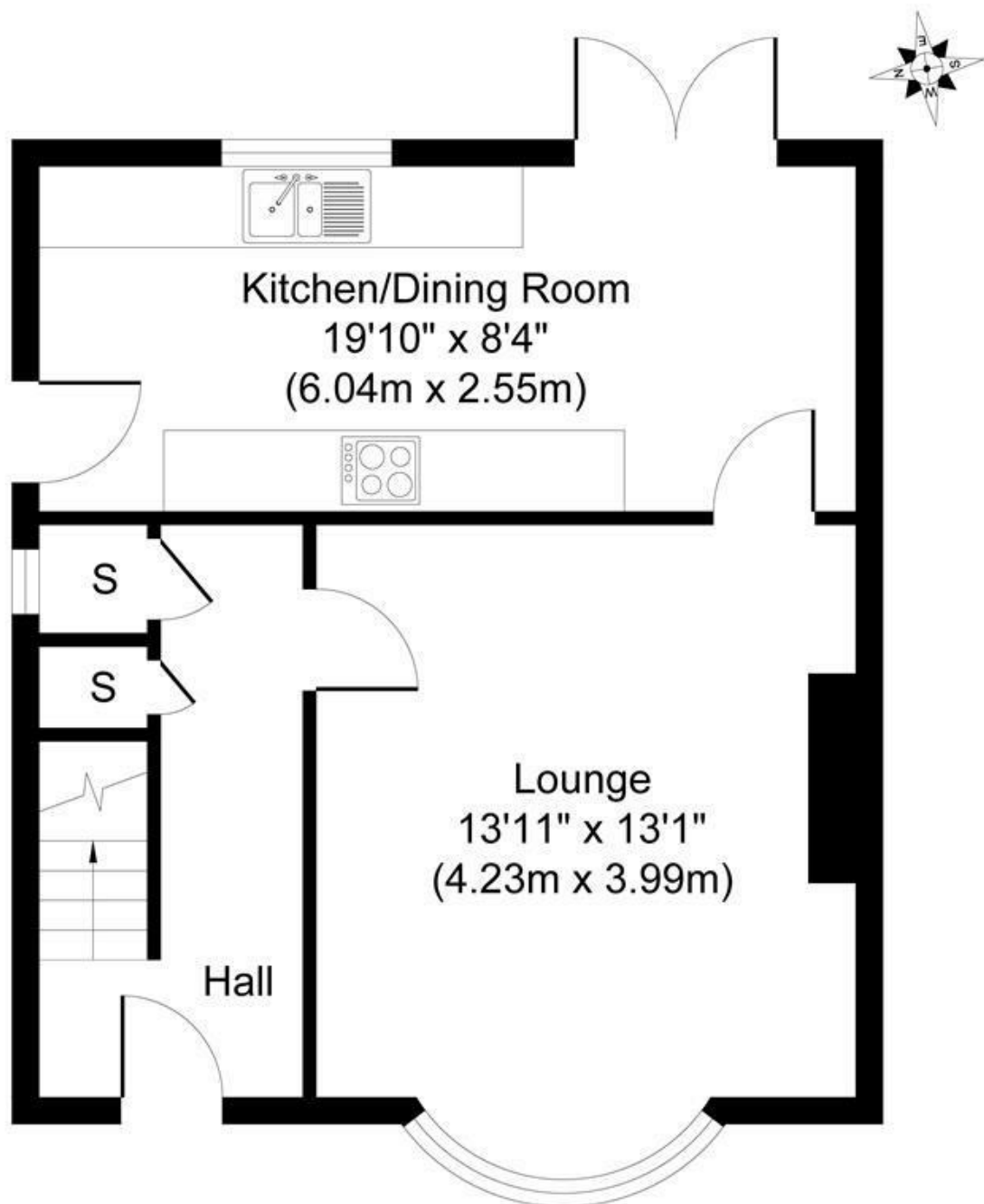
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

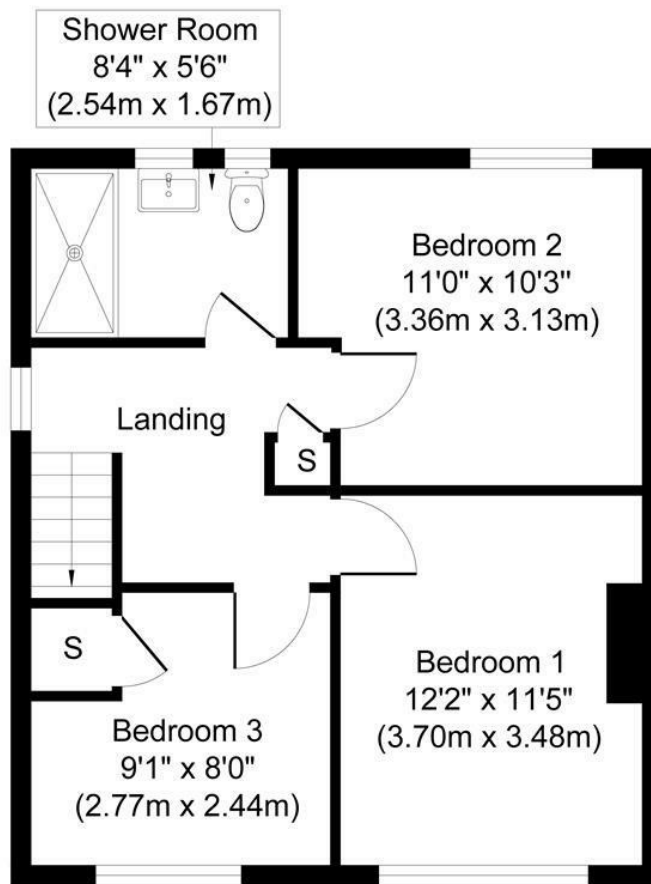
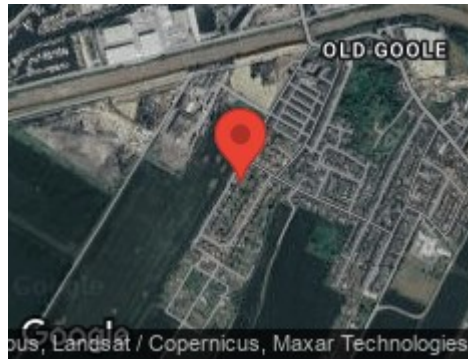




Ground Floor
Approximate Floor Area
457 sq. ft
(42.49 sq. m)

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
447 sq. ft
(41.55 sq. m)

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T 01405 761199
W www.parkrow.co.uk

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
92-100 A	92-100 A			92-100 A	92-100 A		
81-91 B	81-91 B			81-91 B	81-91 B		
69-80 C	69-80 C			69-80 C	69-80 C		
55-68 D	55-68 D			55-68 D	55-68 D		
39-54 E	39-54 E			39-54 E	39-54 E		
21-38 F	21-38 F			21-38 F	21-38 F		
1-20 G	1-20 G			1-20 G	1-20 G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		74	80			74	77