

# Park Row



**Main Street, Asselby, Goole, DN14 7EX**

**Offers Over £325,000**

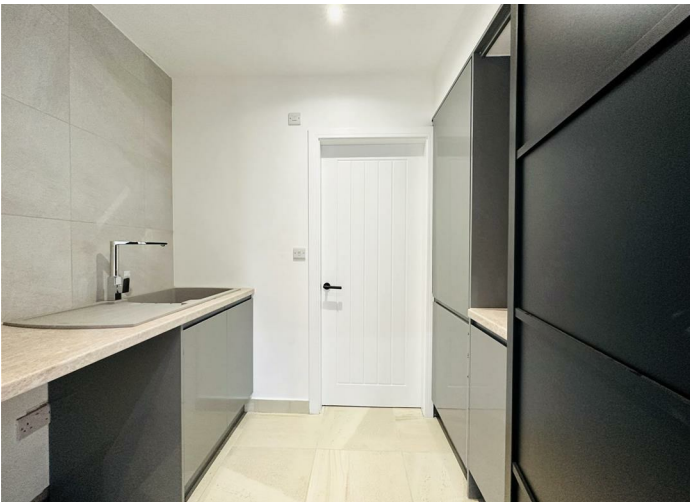


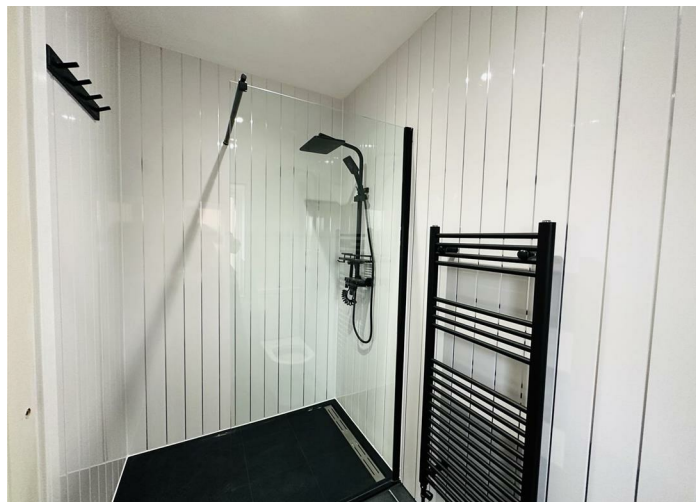
**\*\* DOUBLE EXTENSION \*\* FULLY RENOVATED \*\*** Situated in Asselby, this semi-detached family home briefly comprises: Hall, Open Plan Living Area which includes Lounge area, Family/Garden Room area and Breakfast Kitchen. The Ground Floor is complete with a separate Dining Room, Utility Room and Ground Floor w.c. The First Floor comprises: four bedrooms with En-Suite to Bedroom One and additional Family Bathroom. Externally the property benefits from off street parking to the front, enclosed rear garden and surrounded with open fields. **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 beautifully renovated detached family home is situated in the sought-after village of Asselby, enjoying a peaceful semi-rural position with open countryside views to both the front and rear.

Fully modernised throughout and significantly improved by a double extension, the property now offers generous, light-filled living accommodation that perfectly balances open-plan contemporary living with more traditional separate spaces.

On the ground floor, the standout feature is the impressive open-plan kitchen, living and dining area. The kitchen boasts a large central island, sleek grey units, a stylish tiled splashback, with bi-fold doors opening directly onto the rear garden. Adjacent is the dedicated dining space (shown with a sleek table and mixed seating) which flows seamlessly into the living area, all benefiting from abundant natural light and far-reaching views across the fields.

Upstairs, the first floor provides four well-proportioned bedrooms. The master bedroom includes its own luxury ensuite shower room with a walk-in glass enclosure, black fixtures, and heated towel rail. A further modern family bathroom serves the remaining bedrooms.

Externally, the property sits on a generous plot with off-street parking for several vehicles on a gravel driveway to the side. The rear garden is a particular highlight, a large, private space with direct access from the open-plan areas and uninterrupted views over rolling fields. The front offers a neat lawn and mature hedging, while the overall setting feels wonderfully private yet conveniently placed within the village.

This home is ready to move into and presented in immaculate condition. It combines the charm of a traditional brick property with the space, style and finish of a modern extension. Ideal for families looking for countryside living.

## GROUND FLOOR ACCOMMODATION

### Entrance

3'10" x 3'4" (1.18m x 1.02m)

### Open Plan Living Area

### Lounge Area

17'11" x 11'2" (5.47m x 3.41m)

### Family/Garden Room

19'3" x 9'8" (5.89m x 2.96m)

### Breakfast Kitchen

16'6" x 15'10" (5.03m x 4.84m)

### Dining Room

10'11" x 15'10" (3.33m x 4.84m)

### Rear Hall

8'7" x 7'11" (2.62m x 2.42m)

### Utility

8'0" x 5'10" (2.45m x 1.80m)

### Ground Floor w.c

4'11" x 4'1" (1.52m x 1.25m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

16'5" x 14'8" (5.01m x 4.49m)

### En-Suite

7'10" x 4'6" (2.41m x 1.39m)

### Bedroom Two

13'2" x 9'9" (4.02m x 2.99m)

### Bedroom Three

12'9" x 12'2" (3.89m x 3.72m)

### Bedroom Four

8'5" x 6'7" (2.57m x 2.03m)

### Bathroom

7'10" x 7'1" (2.39m x 2.18m)

## EXTERIOR

### Front

With ample off street parking and predominately laid to lawn with views over fields.

### Rear

Laid to lawn and fully enclosed with patio area.

### Directions

Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After around 1 mile at the crossroads turn left onto Knedlington Road, follow this road for around 1 mile, you will then come into a residential area. The property can then be clearly identified by our Park Row Properties 'For Sale' Board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Sceptic Tank

Water: Mains

Broadband: Ultrafast

Mobile: 4G, some 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.

### **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.

### **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.

### **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

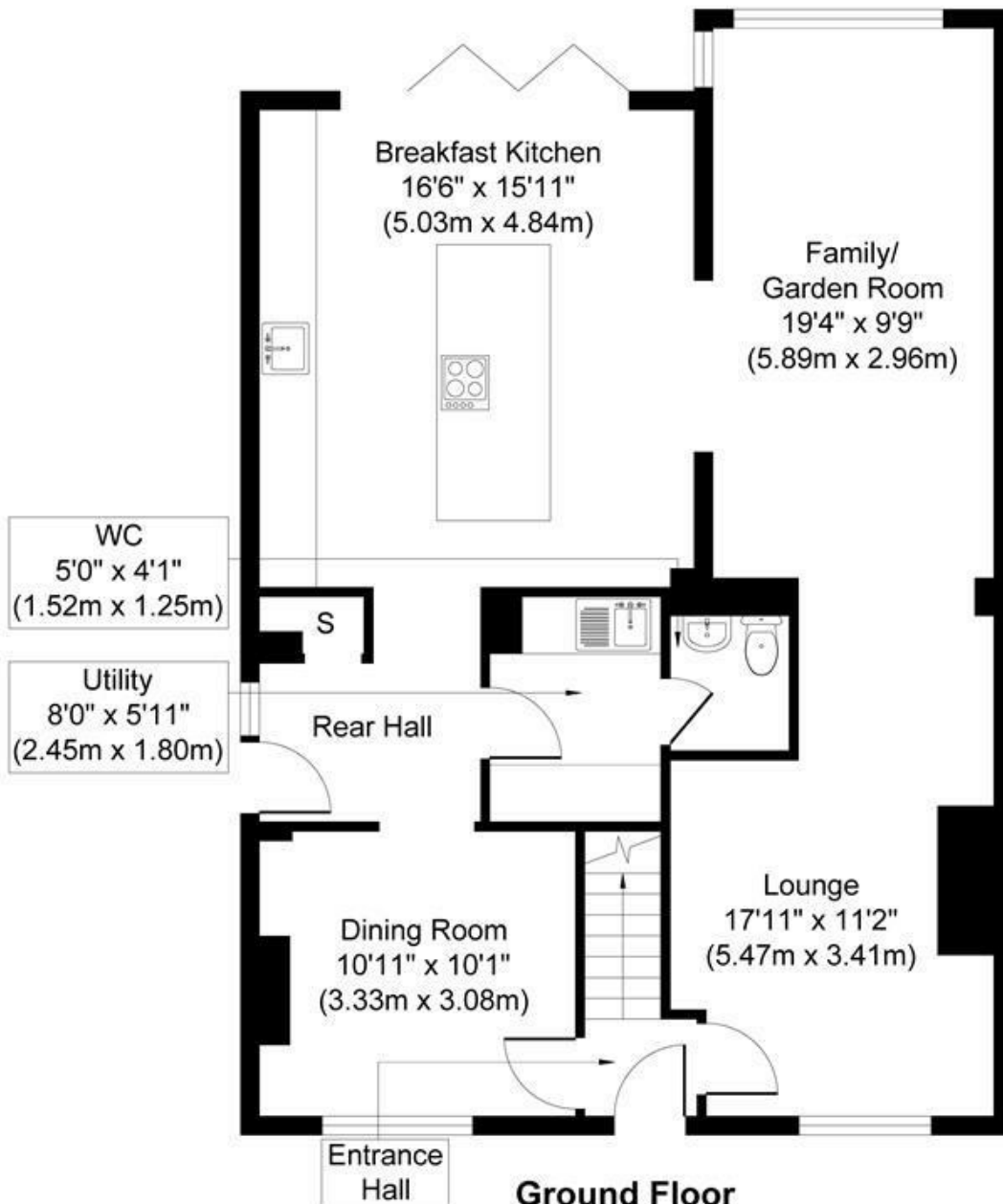
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.

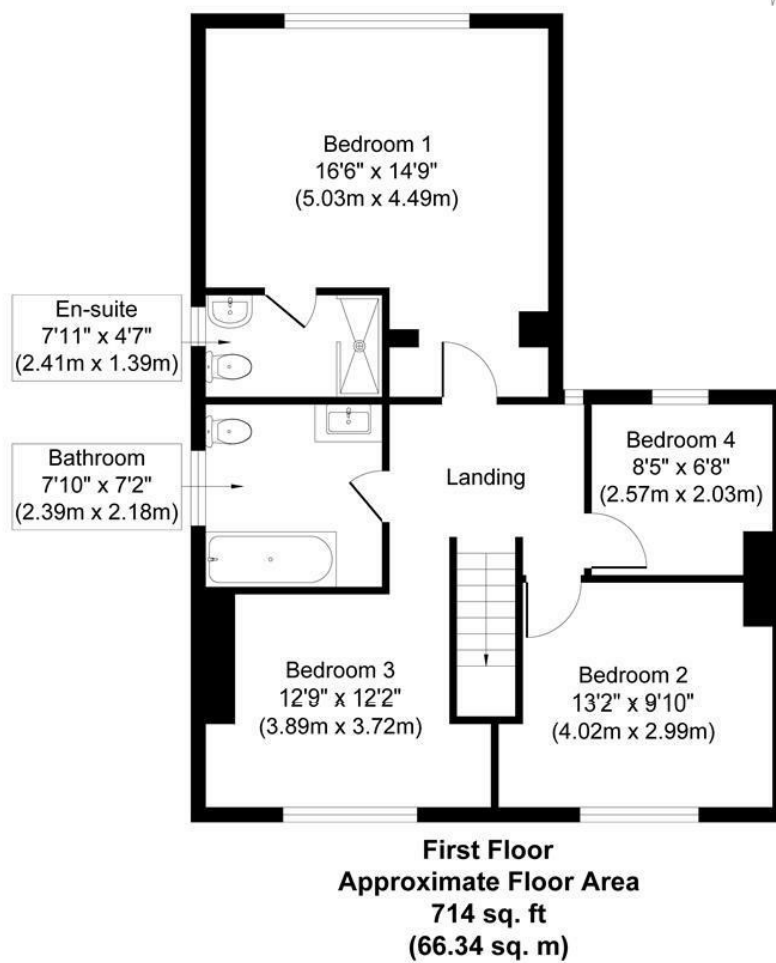
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**911 sq. ft**  
**(84.59 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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