

Park Row



Newclose Lane, Goole, DN14 6LT

Offers Over £130,000



**** IDEAL FIRST TIME BUYER PROPERTY ** REAR GARDEN **** Situated in Goole, this mid terrace property briefly comprises: Lounge, Dining Room and Kitchen. To the First Floor are two Bedrooms and Bathroom. There is also access to attic room via ladder. Externally, the property has off street parking and enclosed rear yard and further garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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

Nestled on Newclose Lane in the town of Goole, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property is ideal for both relaxation and entertaining. The lounge, located at the front of the house, provides a warm and welcoming atmosphere, while the dining room is perfectly situated for family meals or gatherings with friends.

The modern kitchen is well-equipped. Upstairs, you will find two spacious double bedrooms, each offering ample natural light and a cosy retreat at the end of the day. An intriguing feature of the second bedroom is the access to an attic room via a ladder from a cupboard, providing additional storage with a Velux window,

Outside, is a rear courtyard, perfect for enjoying a morning coffee or evening relaxation. Beyond the courtyard, there is an extra garden area accessible via a small path, offering a lovely outdoor space for gardening or leisure activities.

Parking is conveniently available at the front of the house, adding to the practicality of this lovely home. Located close to the town centre, residents will benefit from easy access to local amenities, shops, and transport links. This property is a wonderful opportunity for those seeking a comfortable and well-located home in Goole.

GROUND FLOOR ACCOMMODATION

Living Room

12'3" x 12'2" (3.74m x 3.72m)

Dining Room

12'4" x 12'2" (3.78m x 3.73m)

Kitchen

10'4" x 5'5" (3.16m x 1.67m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'3" x 12'2" (3.75m x 3.73m)

Bedroom Two

12'4" x 12'2" (3.77m x 3.73m)

Bathroom

9'2" x 6'3" (2.80m x 1.92m)

SECOND FLOOR ACCOMMODATION

Attic Room

12'3" x 9'0" (3.74m x 2.76m)

EXTERIOR

Front

Offering off street parking with lawned section,

Rear

Low-maintenance rear yard leaving to pedestrian gate giving access to the service lane. Further garden section, fully enclosed with flagged pathway leading to patio area and is predominately laid to lawn.

DIRECTIONS

Leaving our office on Pasture Road, had over the mini roundabout onto Westfield Avenue, follow the road until turning right on Newclose Lane where the property can be identified 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

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.

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

UTILITIES, BROADBAND AND MOBILE COVERAGE

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

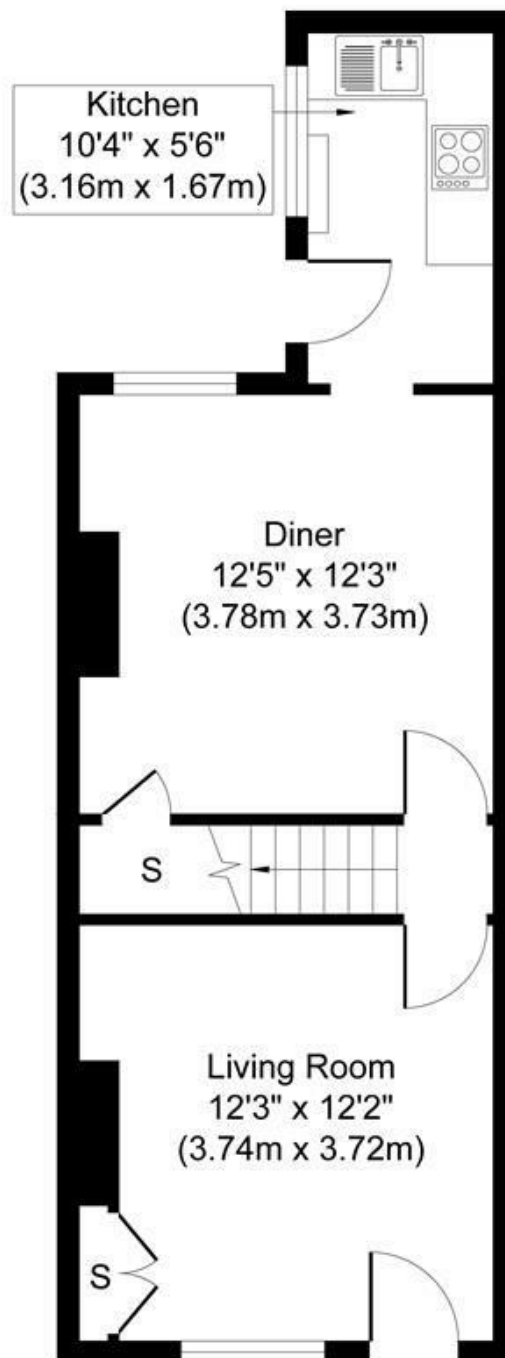
Broadband: Ultrafast
Mobile: 5G

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.

VIEWINGS

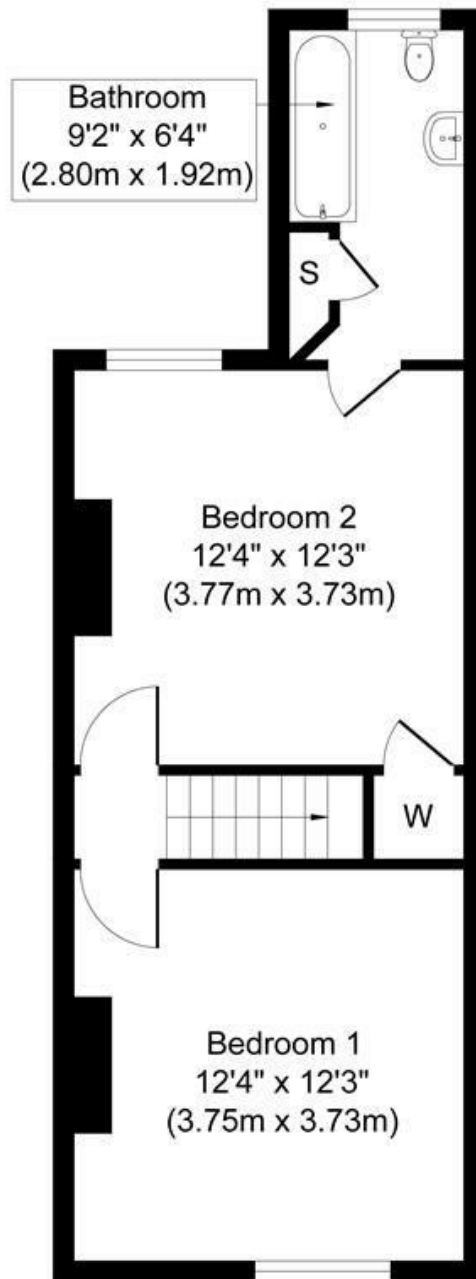
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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





Ground Floor
Approximate Floor Area
401 sq. ft
(37.26 sq. m)

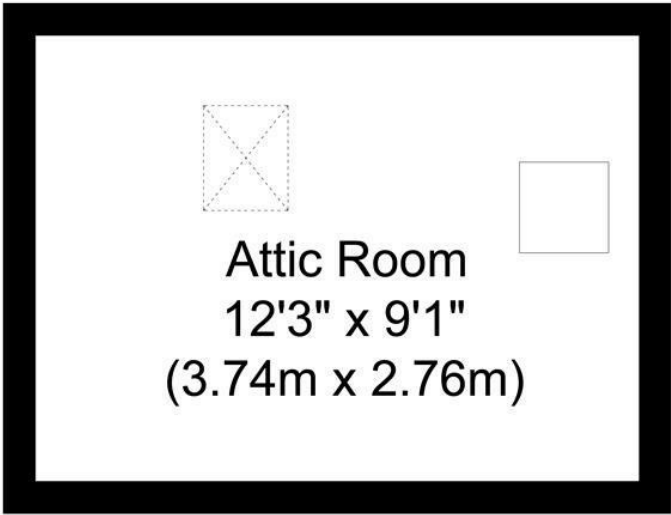
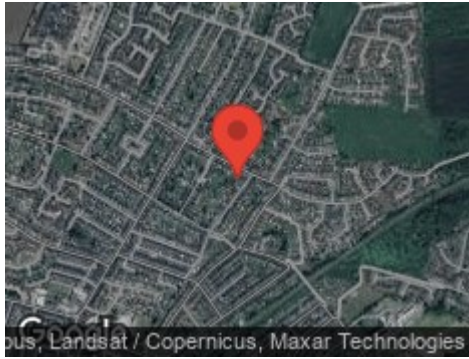
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
401 sq. ft
(37.26 sq. m)

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Attic Floor
Approximate Floor Area
111 sq. ft
(10.32 sq. m)

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