

Park Row



Marlborough Avenue, Goole, DN14 6JB

Offers Over £100,000

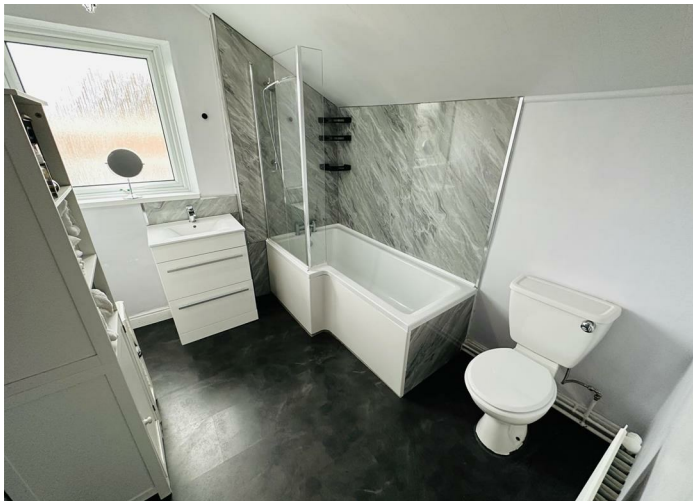


****IDEAL FOR FIRST TIME BUYERS** OWNED SOLAR PANELS**** Situated in Goole, this mid terraced home briefly comprises: Hallway, Lounge, Dining Room and Kitchen. To the first floor are two Bedrooms and Bathroom. Externally, to the front the property has a small forecourt area whilst the rear is fully enclosed. **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 OVERVIEW

Situated on the popular Marlborough Avenue, this well-presented home offers comfortable living space and a convenient location ideal for first-time buyers, couples, or small families.

The ground floor comprises a welcoming lounge that flows through an attractive archway into the dining room, creating a bright and sociable living and dining space. To the rear of the property is the kitchen, providing practical workspace and access to the garden.

Upstairs, the first floor offers two well-proportioned bedrooms along with a family bathroom, providing functional accommodation for modern living. The main bedroom benefits from built-in storage and a wardrobe, providing useful space for clothing and everyday essentials.

Externally, the property benefits from a private, enclosed rear garden with a desirable north-east facing aspect. The garden features a decking seating area, perfect for outdoor dining, entertaining, or enjoying morning sun. A feature of this home is the fully owned solar panel system — neither leased nor government granted.

Marlborough Avenue is located within easy reach of local shops, schools, and everyday amenities, with convenient transport links to nearby town centre and surrounding areas. The location also offers access to green spaces and parks, making it a well-balanced setting for both convenience and leisure.

GROUND FLOOR ACCOMMODATION

Lounge

11'1" x 10'7" (3.40m x 3.25m)

Dining Room

11'11" x 10'11" (3.64m x 3.35m)

Kitchen

10'11" x 7'6" (3.35m x 2.29m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 10'8" (4.22m x 3.27m)

Bedroom Two

12'0" x 8'9" (3.68m x 2.67m)

Bathroom

10'10" x 7'5" (3.32m x 2.27m)

EXTERIOR

Front

To the front is a courtyard area with wrought iron railings and pedestrian access gate.

Rear

A paved walkway leading to the rear gate, with a decked seating area.

DIRECTIONS

Leaving our Goole office, turn right to head down Pasture Road. Continue down and take the fourth right turn to head on to Marlborough Avenue. The property will be clearly identified by the Park Row Properties '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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains and Fully Owned Solar Panels

Heating: Gas 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire County Council

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.

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 :

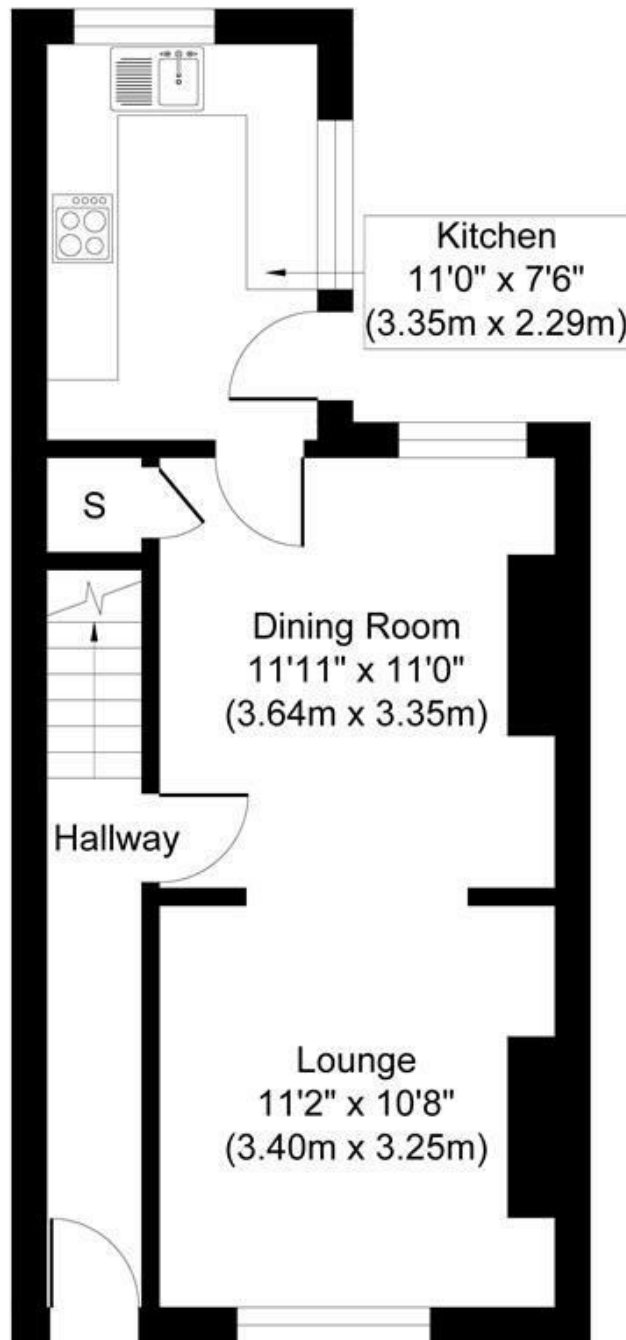
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm



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:

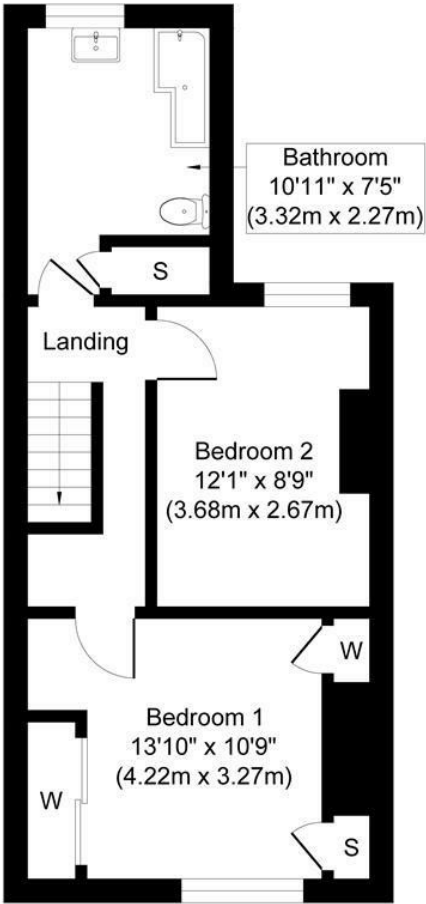
GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
419 sq. ft
(38.93 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
419 sq. ft
(38.93 sq. m)

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