

# Park Row



**Sutton Street, Goole, DN14 5ES**

**Offers Over £100,000**



**\*\* PATIO DOORS \*\* NEAR LOCAL AMENITIES \*\*** Situated in the town of Goole, this terrace property briefly comprises: Lounge, Dining Room, Kitchen, Utility area and Bathroom. The First Floor has three bedrooms and a w.c. Externally, the property has an enclosed rear yard. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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

This mid-terrace property presents a fantastic opportunity for first time buyers, small families, or investors. Situated in a convenient residential area, within walking distance to town centre, the home is set back slightly behind a small courtyard area and offers generously proportioned living space throughout.

The lounge flows through into the dining area providing a fantastic social area for families and entertaining. This can be extended with patio doors leading out directly from the dining section to the rear courtyard.

The galley kitchen benefits from integrated appliances with a utility area and pantry. A spacious ground floor bathroom with separate shower cubicle completes the ground floor area.

The first floor offers three bedrooms; two of which are double rooms and an additional w.c for added convenience. The front of the property is decorative, low maintenance gravelled area and fully enclosed with wrought iron fencing and pedestrian access gate. The rear of the property provides further social opportunities with decked patio area, with the remaining area flagged with outbuilding for storage and access gate to the service lane.

## GROUND FLOOR ACCOMMODATION

### Hallway

### Lounge

12'9" x 12'1" (3.90m x 3.70m)

### Dining Room

13'5" x 12'9" (4.10m x 3.90m)

### Kitchen

11'3" x 8'9" (3.44 x 2.67)

### Utility

8'6" x 7'2" (2.60m x 2.20m)

### Bathroom

8'11" x 7'9" (2.74m x 2.38m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

16'5" x 11'10" (5.01m x 3.63m)

### Bedroom Two

10'5" x 15'3" (3.20m x 4.65m)

### Bedroom Three

8'11" x 10'5" (2.73m x 3.19m)

### W.C

4'1" x 3'1" (1.27m x 0.94m)

## EXTERIOR

## Front

To the front is a small courtyard with wrought iron gate leading to the front door.

## Rear

To the rear of the property is a small decking area leading to paved area, secured with brick walls and wooden gated access to the rear and a storage room to the rear of the property,

## DIRECTIONS

From our office on Pasture Road head towards Boothferry Road and turn right at the lights, over the train crossing and turn right, keep to the left and turn left at the junction. At the roundabout take the exit onto Carlisle Street and eventually turning right onto Sutton Street, where the property is on the left hand side and can be identified by our Park Row for sale board.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

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 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 & 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

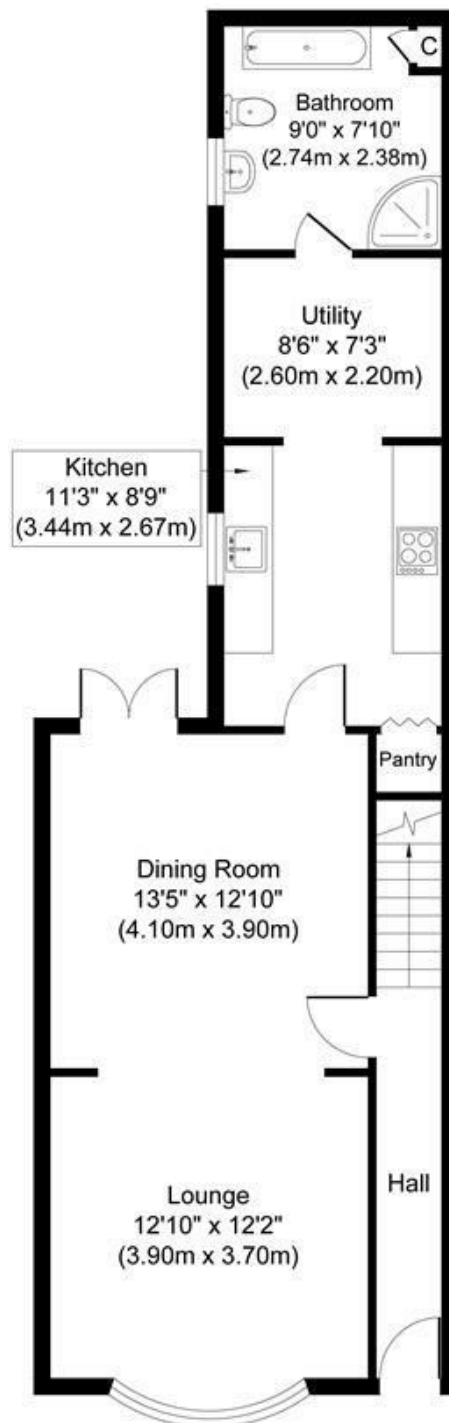
## VIEWINGS

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.



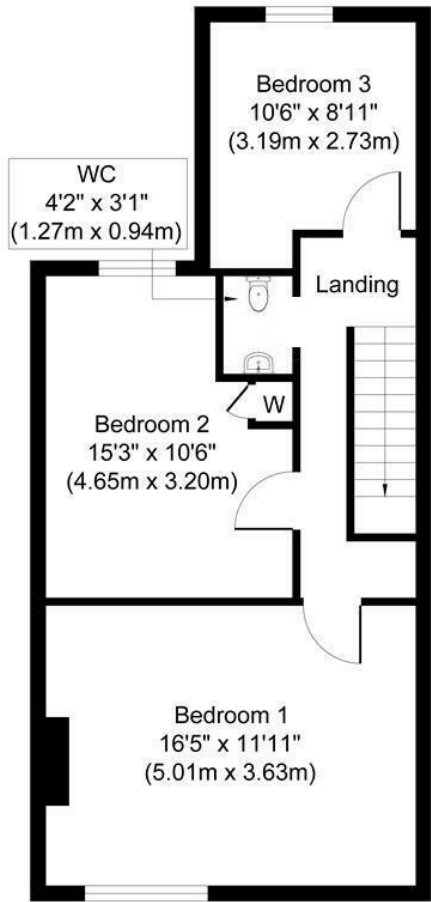




**Ground Floor**  
**Approximate Floor Area**  
**664 sq. ft**  
**(61.73 sq. m)**

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**  
**503 sq. ft**  
**(46.70 sq. m)**

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