

# Park Row



**Reedness, Goole, DN14 8EY**

**Offers Over £230,000**



**\*\* VIEWS OVER OPEN FIELDS \*\* CHARACTERFUL PROPERTY \*\*** Situated in the village of Reedness, this two bedroom detached bungalow briefly comprises: Porch, Entrance Hall, Lounge, Kitchen/Dining/Garden Room, two bedrooms, Bathroom, Shower Room and Utility. Externally, the property benefits from ample off-street parking, outbuildings and South-facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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'**







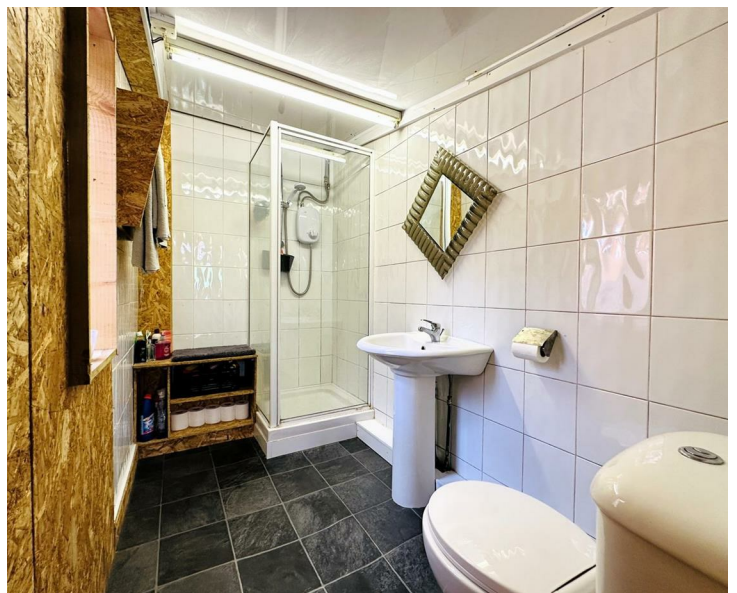


































## PROPERTY SUMMARY

This delightful detached bungalow, situated in the picturesque village of Reedness, offers a peaceful rural lifestyle while being conveniently located just a short drive from Goole and surrounding amenities. The property comprises a welcoming porch leading into a central hallway, a spacious lounge, and a light-filled open-plan dining kitchen and garden room, perfect for both everyday living and entertaining. There are two generously sized bedrooms and a bathroom inside the main home. To the exterior, there is a useful utility room and additional shower room, both accessed separately, offering flexibility and convenience. The bungalow sits on a low-maintenance plot with off-road parking to the front. To the rear, you'll find a variety of versatile outbuildings—ideal as a workshop, hobby room, summer sitting areas or simply for extra storage. The garden itself is designed for ease of upkeep and enjoys open views over surrounding fields, providing a sense of space and tranquillity. Further benefits include solar panels, helping reduce energy costs and increase efficiency. This property is ideal for those looking to downsize, enjoy single-storey living, or embrace countryside charm with modern comforts.

## GROUND FLOOR ACCOMMODATION

### Porch

6'8" x 3'8" (2.04m x 1.14m)

### Hall

13'10" x 6'6" (4.23m x 1.99m)

### Lounge

15'1" x 10'3" (4.61m x 3.14m)

### Kitchen/Dining/Garden Room

24'4" x 13'0" (7.44m x 3.97m)

### Bedroom One

12'0" x 10'4" (3.66m x 3.17m)

### Bedroom Two

11'8" x 10'4" (3.56m x 3.16m)

### Bathroom

7'2" x 6'5" (2.19m x 1.98m)

### Utility

7'5" x 5'2" (2.28m x 1.60m)

### Shower Room

8'9" x 4'7" (2.69m x 1.42m)

## EXTERIOR

### Front

Off street parking.

### Rear

Low maintenance rear garden with outbuildings and views over fields.

## DIRECTIONS

From our branch on Pasture Road towards Boothferry Road and turn left at the traffic lights onto Boothferry Road, then turn right onto Mariners Street. Keep right and continue on Coronation Street, then continue onto Lower Bridge Street and onto Bridge Street. Bridge Street turns left and then turns into Swinefleet Road. Continue onto Goole road and then Low Street. At the roundabout, take the first exit onto Church Lane and then take a right on to High Street. Upon entering Reedness, continue onto Council Bungalows where the property can be identified by our 'For Sale' board on the right hand side.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING


Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: C

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 Mains  
Sewerage: Mains  
Water: Mains

Broadband: Superfast  
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.

### **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:

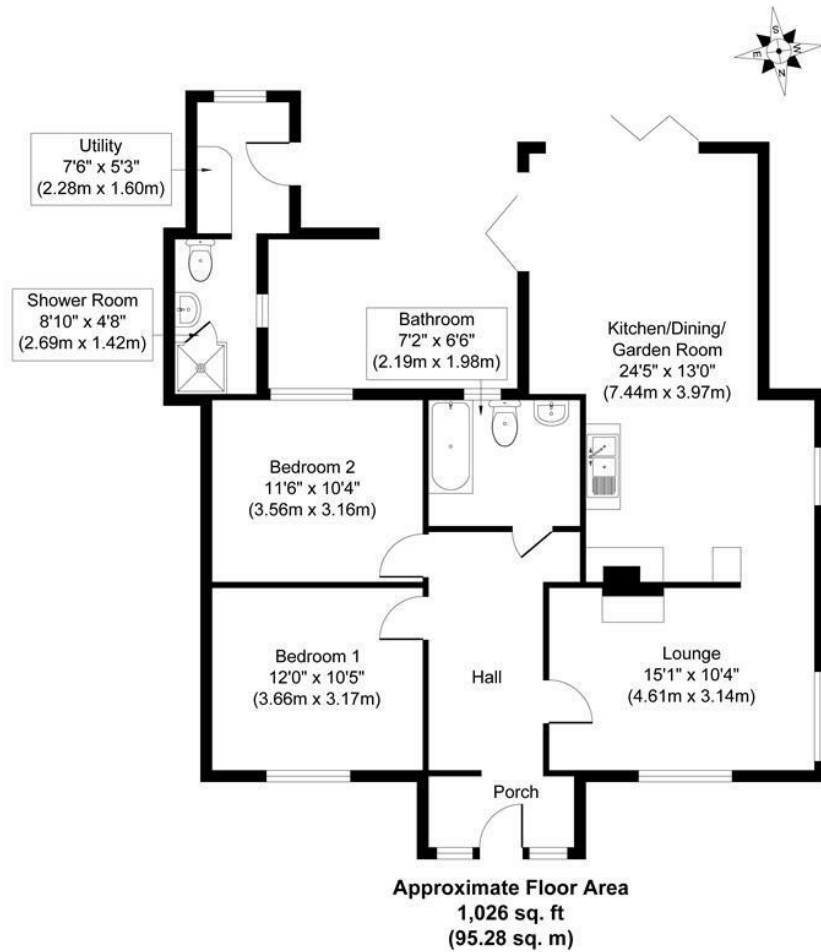
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRAC - 01977 791133  
CASTLEFORD - 01977 558480

### **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.







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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