

Park Rôw



Western Road, Goole, DN14 6RD

Offers Over £190,000



**** AMPLE PARKING ** CLOSE TO SCHOOLS ** CONSERVATORY OVER-LOOKING GARDEN **** Situated in Goole, this semi-detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room, Conservatory, Utility and W.C. To the First Floor are three Bedrooms and a Bathroom. The property offers potential to extend the living area further, with a boarded loft space with wiring in place and two skylight windows. Externally, the property benefits from a garden and drive to the front, detached garage to the side and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY FAMILY HOME 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

Situated on the ever-popular Western Road in Goole, this spacious and beautifully maintained semi-detached property presents an excellent opportunity for families and first-time buyers alike. Offering generous and versatile living accommodation, the home is designed to suit modern lifestyles with comfort and practicality in mind.

The property welcomes you with a bright and airy porch, flooding the space with natural light and leading into a central hallway. The generously sized lounge-diner provides a warm and inviting setting, ideal for everyday living and entertaining guests, and flows seamlessly into the conservatory—an ideal spot to enjoy garden views throughout the seasons.

The stylish kitchen overlooks the established rear garden and features a range of fitted units, a granite worktop with inset one-and-a-half bowl sink, under-cabinet and plinth lighting, and integrated appliances including an oven, hob, fridge, wine cooler, and extractor fan. A separate utility room adds further practicality, along with a ground floor W.C. and a useful cupboard.

Upstairs, the property comprises three well-proportioned bedrooms, including a master bedroom with fitted wardrobes. A modern family bathroom completes the first-floor accommodation. The loft space, already boarded and equipped with double-glazed Velux windows to the front and rear, offers excellent potential for conversion, with wiring already in place (not currently connected).

Externally, the property benefits from a neatly landscaped front garden and a driveway providing off-street parking. A detached garage to the side, complete with power and lighting, offers additional storage or parking. The rear garden is fully enclosed, attractively landscaped with mature trees and shrubs, and provides a private, secure outdoor space—ideal for families, pets, or entertaining.

This superb home offers a fantastic blend of space, style, and future potential in a desirable residential area—early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Porch

6'2" x 3'2" (1.90m x 0.98m)

Hall

Kitchen

12'6" x 9'8" (3.83m x 2.95m)

Utility

6'9" x 5'2" (2.07m x 1.58m)

Ground Floor w.c.

5'2" x 2'4" (1.58m x 0.72m)

Cupboard

5'3" x 2'7" (1.62m x 0.79m)

Lounge Area

14'11" x 10'9" (4.55m x 3.29m)

Dining Room

9'8" x 8'11" (2.95m x 2.72m)

Conservatory

10'10" x 9'4" (3.31m x 2.86m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'6" x 10'9" max (4.42m x 3.30m max)

Bedroom Two

14'6" x 9'8" (4.42m x 2.96m)

Bedroom Three

8'10" x 7'9" (2.71m x 2.38m)

Bathroom

6'5" x 5'5" (1.98m x 1.66m)

EXTERNAL

Front

Driveway and garden.

Sideway

Driveway continues to detached single garage with electric and light .

Rear

Enclosed rear garden with patio area.

DIRECTIONS

From our Goole office on Pasture Road continue straight towards Centenary Road and at the mini roundabout continue forward onto Westfield Avenue. Continue straight ahead until turning left onto Western Road. The property can be clearly 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 of Yorkshire

Tax Banding: B

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: 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.

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.

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:

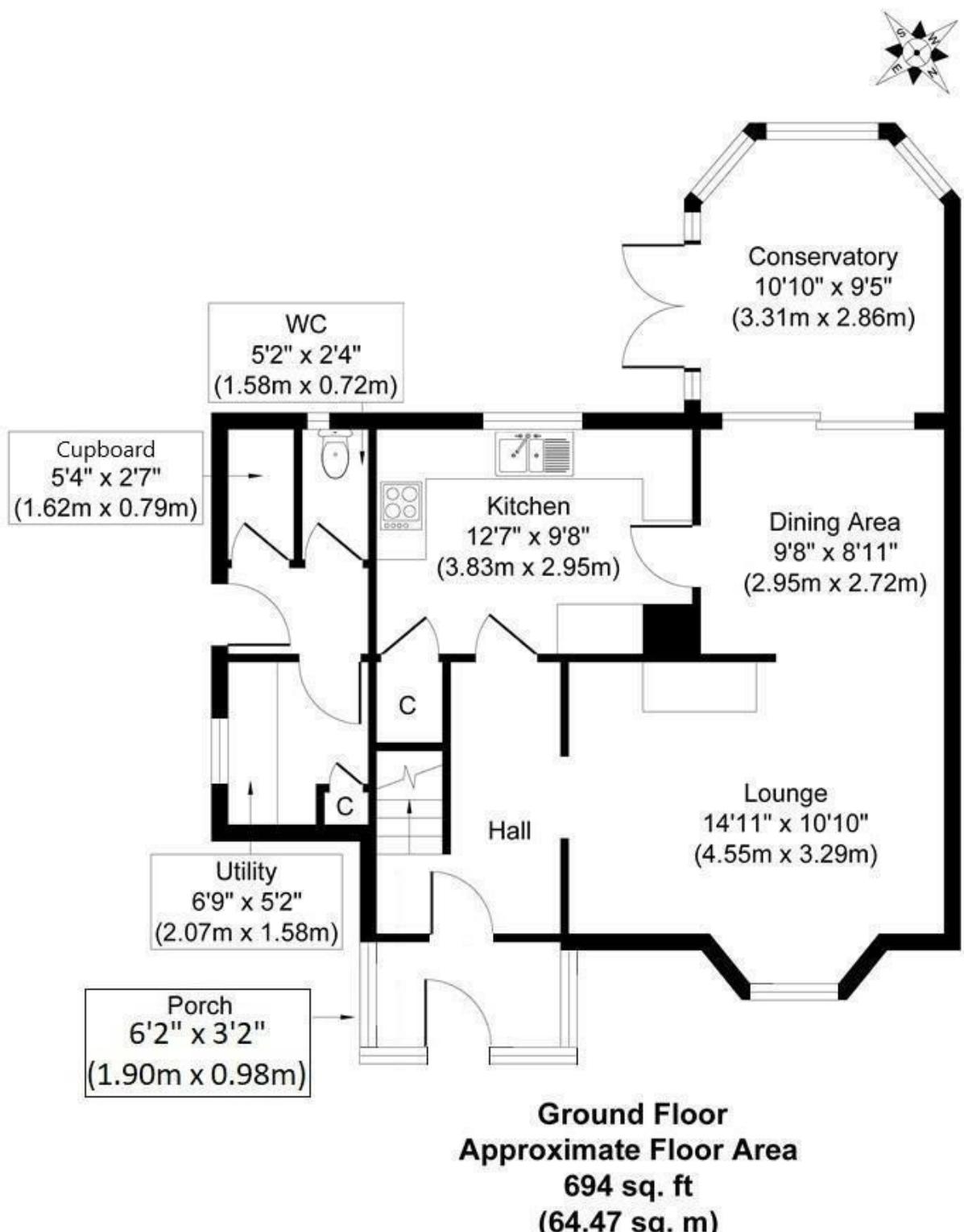
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

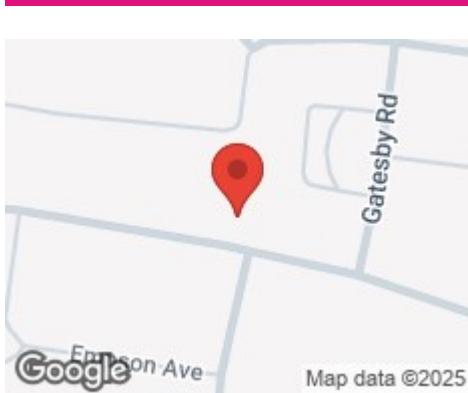
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

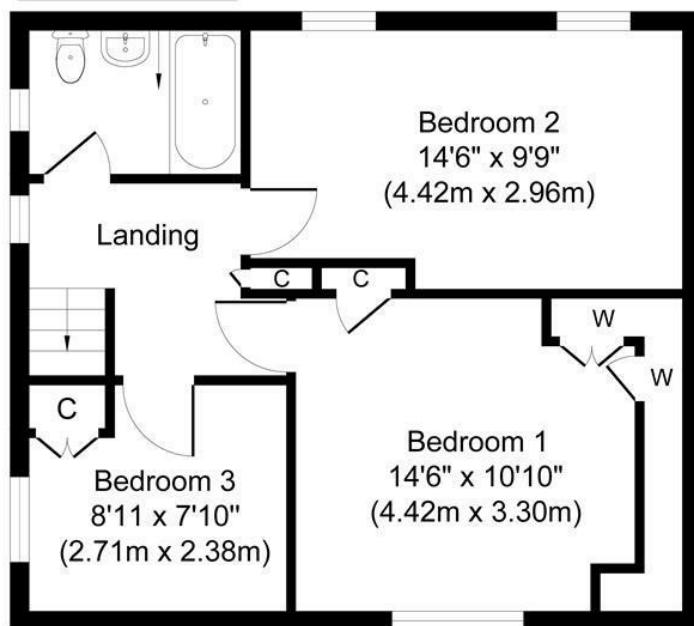


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Bathroom
6'6" x 5'5"
(1.98m x 1.66m)



First Floor
Approximate Floor Area
452 sq. ft
(42.03 sq. m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	68
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(37-47)	E		
(26-36)	F		
(1-25)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		77	72
England & Wales			