Park Rôw



Victoria Street, Goole, DN14 5EX

Offers Over £90,000

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** IDEAL FOR FIRST TIME BUYERS ** SOUTH FACING REAR COURTYARD ** Situated in Goole this terrace house briefly comprises: Hallway, Dining Kitchen, Lounge and Shower Room. To the first floor are two bedrooms. Externally the property has a south facing rear courtyard. VIEWING IS ESSENTIAL 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 OVERVIEW

Ideal for first-time buyers, investors and downsizers, this mid-terrace in Goole offers practical accommodation across two floors.

The ground floor includes an entrance hallway, kitchen diner, separate lounge and shower room. The hallway gives easy access to the main rooms, while the kitchen diner provides a useful space while the ground-floor shower room is also convenient for everyday living. To the first floor there are two good-sized bedrooms, offering flexibility for a second bedroom, guest room or home office.

To the rear is a south-facing courtyard, providing a sunny, low-maintenance outdoor space.

Located in Goole, the property is close to local shops, schools and everyday amenities. The M62 is also nearby, providing good road links towards Leeds, Hull, Doncaster and beyond. This makes the property suitable for homeowners, commuters and investors alike.

GROUND FLOOR ACCOMMODATION

Hall

12'9" x 2'10" (3.89m x 0.87m)

Kitchen Diner

12'11" x 11'6" (3.95m x 3.51m)

Lounge

12'5" x 9'3" (3.81m x 2.84m)

Shower Room

6'3" x 5'4" (1.93m x 1.65m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'11" x 12'5" (3.95m x 3.80m)

Bedroom Two

12'11" x 11'6" (3.96m x 3.51m)

EXTERIOR

Front

Onto the pedestrian footpath.

Rear

Concrete path running along the side taking us to the true rear. Fully enclosed by brick wall and fence.

DIRECTIONS

Leave our Goole office and proceed towards the town centre. At the traffic lights turn left over the railway crossing. Follow the road round and continue straight ahead at the mini roundabout. Follow the road round the right and proceed onto Burlington Crescent, continue straight ahead at the first set of crossroads and then turn left onto Victoria street. The property can be clearly identified by our Park Row Properties 'For Sale' board.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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.

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.

MAKING AN OFFER

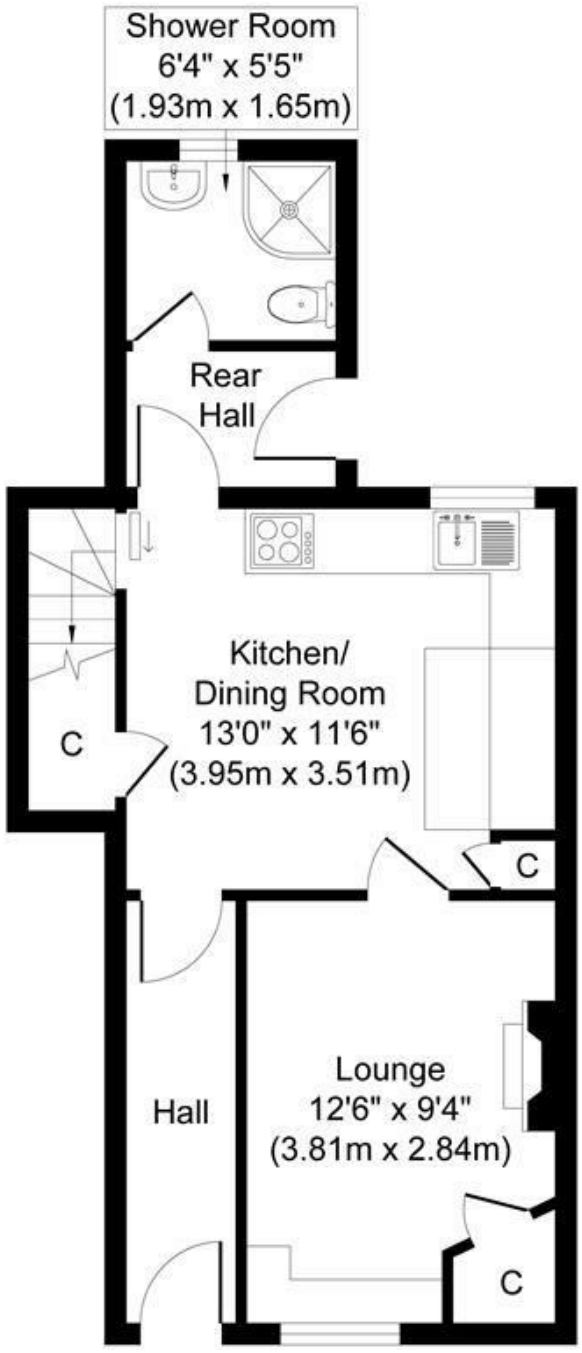
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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
PONTEFRACT/CASTLEFORD - 01977 791133





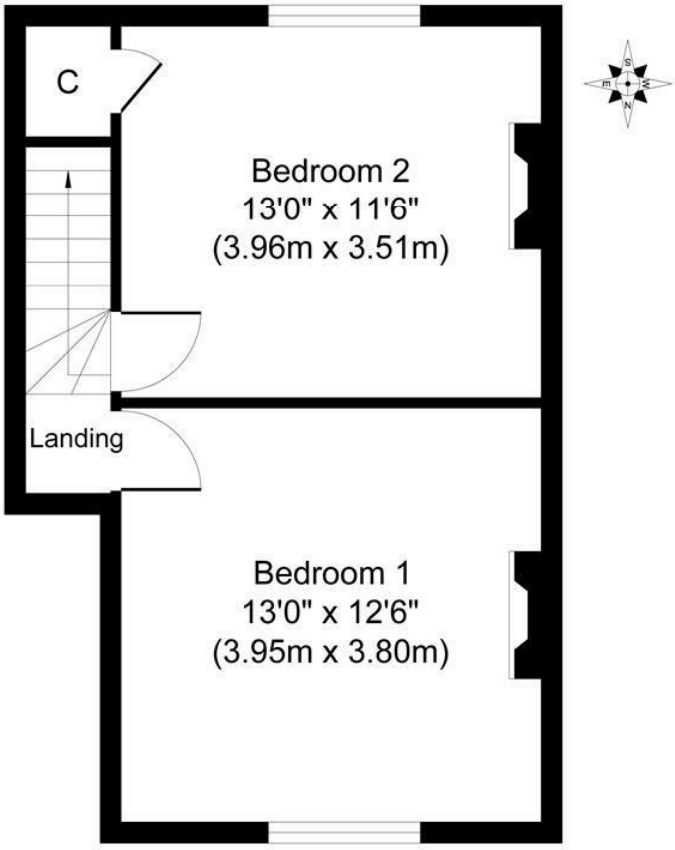
Ground Floor
Approximate Floor Area
412 sq. ft
(38.30 sq. m)

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
362 sq. ft
(33.59 sq. m)

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