

Park Rôw



Woodland Avenue, Goole, DN14 6RU

Offers Over £325,000



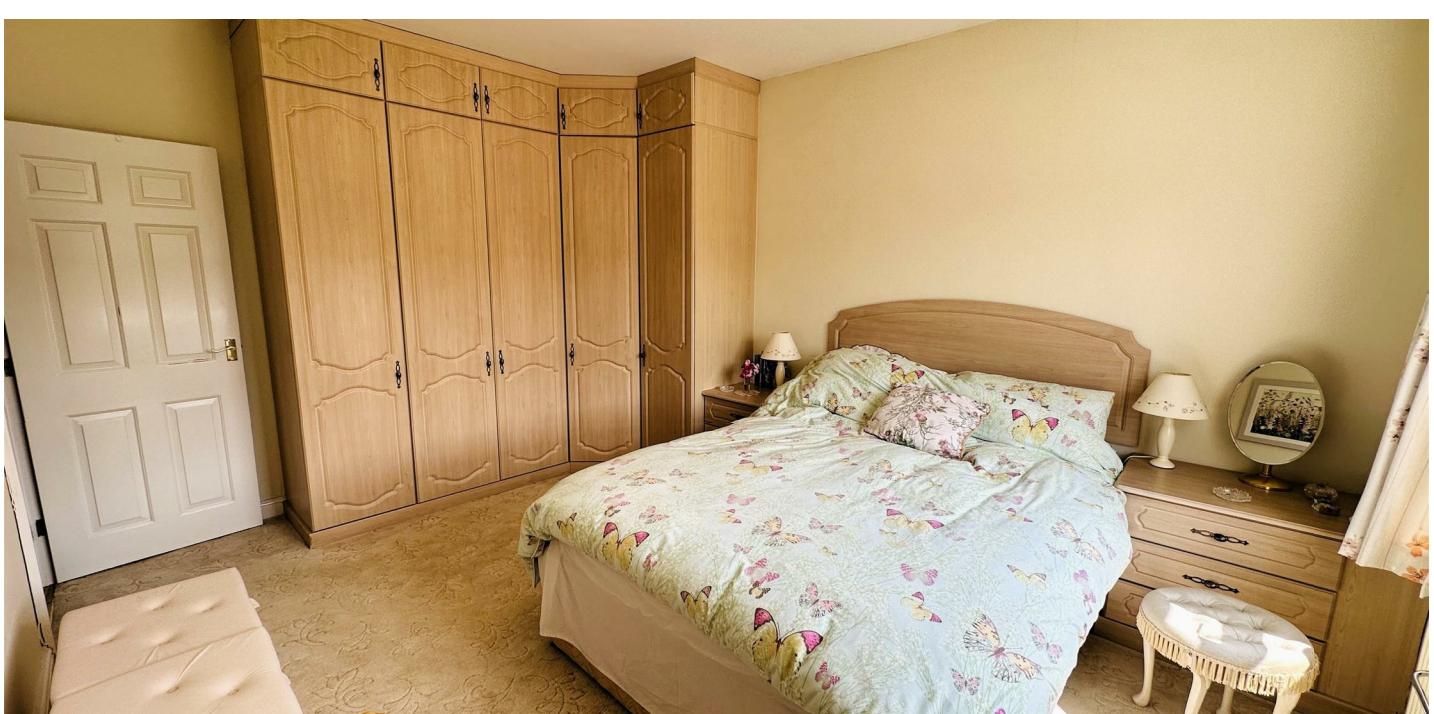
**** CLOSE TO LOCAL AMENITIES ** NO UPWARD CHAIN **** Situated in a desirable area of Goole, this four bedroom detached bungalow briefly comprises: Hall, Dining Room/Bedroom, Kitchen, Utility, Lounge, Conservatory, w.c., three bedrooms with an En-Suite to one and a Family Bathroom. Externally, the property benefits from detached garage, ample off-street parking and well maintained rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 SUMMARY

Nestled in a highly desirable area of Goole, this spacious and versatile four-bedroom detached bungalow offers superb living accommodation both inside and out. The property boasts a welcoming lounge which leads seamlessly into a bright conservatory with access to the rear garden, creating a perfect space for relaxation or entertaining. A separate dining room provides flexible living options and can be utilised as a fourth bedroom if required. The well-appointed kitchen flows into a useful utility room, enhancing the practicality of the home. The bungalow comprises three further bedrooms, one of which benefits from an en-suite shower room, in addition to a stylish family bathroom. Externally, the property features a detached garage and a beautifully presented front garden with a stone driveway and lawned areas. To the rear, a garden awaits, predominantly laid to lawn with flagged patio walkway, complemented by decorative shrubs and a charming raised pond—ideal for enjoying outdoor living in a peaceful setting.

GROUND FLOOR ACCOMMODATION

Hall

24'11" x 16'5" (7.60m x 5.02)

Dining Room / Bedroom Three

10'8" x 10'0" (3.26m x 3.05m)

Kitchen

15'7" x 12'9" (4.76m x 3.89m)

Utility

10'8" x 5'8" (3.26m x 1.73m)

Lounge

17'1" x 12'3" (5.23m x 3.75m)

Conservatory

17'1" x 12'3" (5.23m x 3.75m)

W.C.

5'6" x 3'1" (1.68m x 0.96m)

Bedroom One

17'6" x 11'6" (5.35m x 3.53m)

En-Suite

8'1" x 5'5" (2.48m x 1.66m)

Bedroom Two

14'7" x 10'11" (4.47m x 3.34m)

Bedroom Four

10'7" x 8'9" (3.25m x 2.67m)

Bathroom

10'7" x 6'0" (3.25m x 1.84m)

EXTERIOR

Front

Electric gates leading to stone driveway. Detached double garage with electric door. Flagged patio leading to front door and rear. Laid-to-lawn areas.

Rear

Predominantly laid-to-lawn with flagged patio walkway. Raised pond. Decorative shrubs. Electric point and outdoor tap.

DIRECTIONS

From our Goole office proceed down Pasture Road towards Fifth Avenue. At the mini roundabout take the second exit to continue on Pasture Road which then turns into Westfield Avenue. Turn left onto Woodland Avenue. The property can be clearly identified by our Park Row 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: D

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: 4G

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.

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.

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:

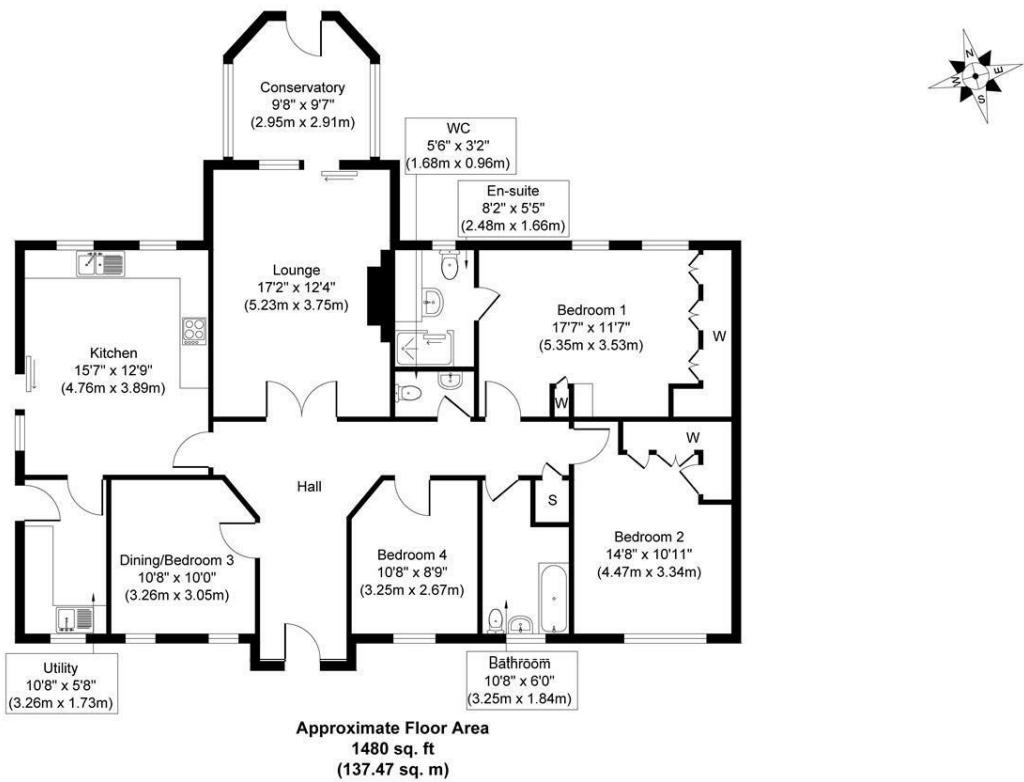
GOOLE - 01405 761199

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.

Copyright V360 Ltd 2025 | www.houseviz.com

T 01405 761199

W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Improved	Current	Improved
Very energy efficient - lower running costs (A) plus A	81	Very environmentally friendly - lower CO ₂ emissions (A) plus A	79
(B) plus B	68	(B) plus B	65
(C) plus C	68	(C) plus C	65
(D) plus D	68	(D) plus D	65
(E) plus E	68	(E) plus E	65
(F) plus F	68	(F) plus F	65
(G) plus G	68	(G) plus G	65
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC