

Park Row

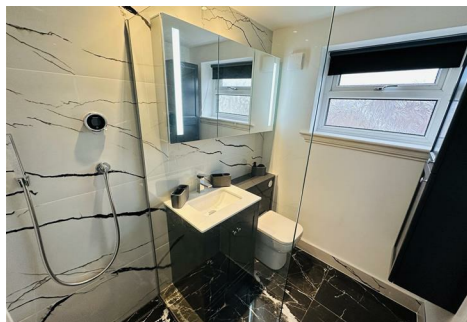


Woodview Close, Whitley, Goole, DN14 0FE

Offers Over £375,000



**** AMPLE PARKING FOR MULTIPLE VEHICLES ** POTENTIAL FOR MULTI-GENERATIONAL LIVING **** Situated in Whitley, this detached family home briefly comprises: Hall, Lounge, Kitchen Diner, Utility, Bedroom Five/Study and Ground Floor w.c. To the first floor: Landing, four further Bedrooms; two with fitted wardrobes and en-suite to master Bedroom and family Bathroom. Externally the property benefits from off street parking, garage and enclosed garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**















PROPERTY SUMMARY

Situated in Whitley with excellent access to the M62 and A1 commuter routes, this attractive double-fronted detached family home offers flexible accommodation, including the potential for multi-generational living with a ground floor bedroom and its own W.C. The spacious dining area features a charming wood-burner, adding warmth and character to the home's welcoming ambience. Upstairs, there are four double bedrooms, two with fitted wardrobes, and the master bedroom benefits from an en-suite. The family bathroom is well appointed, offering both a bath and a separate shower cubicle. Externally, the property provides ample off-road parking for multiple vehicles, ideal for those with a motorhome or caravan.

GROUND FLOOR ACCOMMODATION

Entrance Hall

11'8" x 8'11" (3.57m x 2.73m)

Lounge

23'5" x 13'6" (7.16m x 4.13m)

Kitchen Diner

2687'0" x 12'10" (819m x 3.93m)

Utility Room

11'5" x 6'3" (3.50m x 1.91m)

Bedroom Five/Study

11'8" x 9'0" (3.57m x 2.76m)

Ground Floor w.c

6'5" x 2'6" (1.97m x 0.78m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'7" x 12'11" (4.46m x 3.94m)

En-Suite

6'10" x 5'5" (2.10m x 1.67m)

Bedroom Two

12'11" x 12'4" (3.94m x 3.76m)

Bedroom Three

12'11" x 11'10" (3.94m x 3.62m)

Bedroom Four

12'11" x 10'2" (3.94m x 3.11m)

Bathroom

9'0" x 8'3" (2.75m x 2.52m)

EXTERIOR

FRONT

Offering off street parking for multiple vehicles with additional secure concrete hardstanding.

REAR

Fully enclosed with flagged patio area with the remaining garden being predominately laid to lawn.

DIRECTIONS

Start at Park Row office on Finkle Street in Selby. Head south-east and join the A19. Continue on A19 toward Whitley. When you reach Whitley, take Selby Road and turn into Woodview Close, where the property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: E

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: Oil

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.

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.

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:

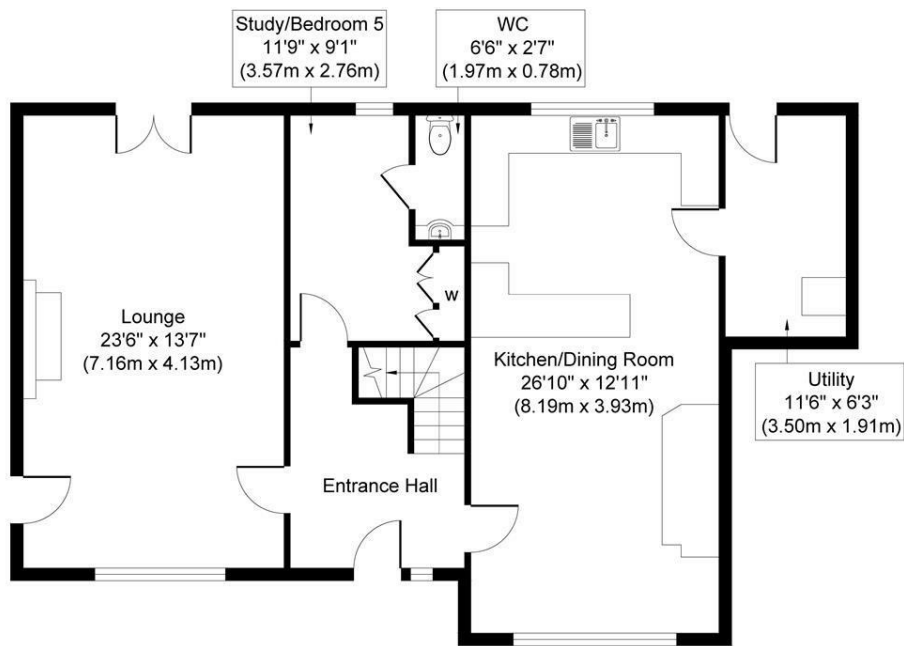
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

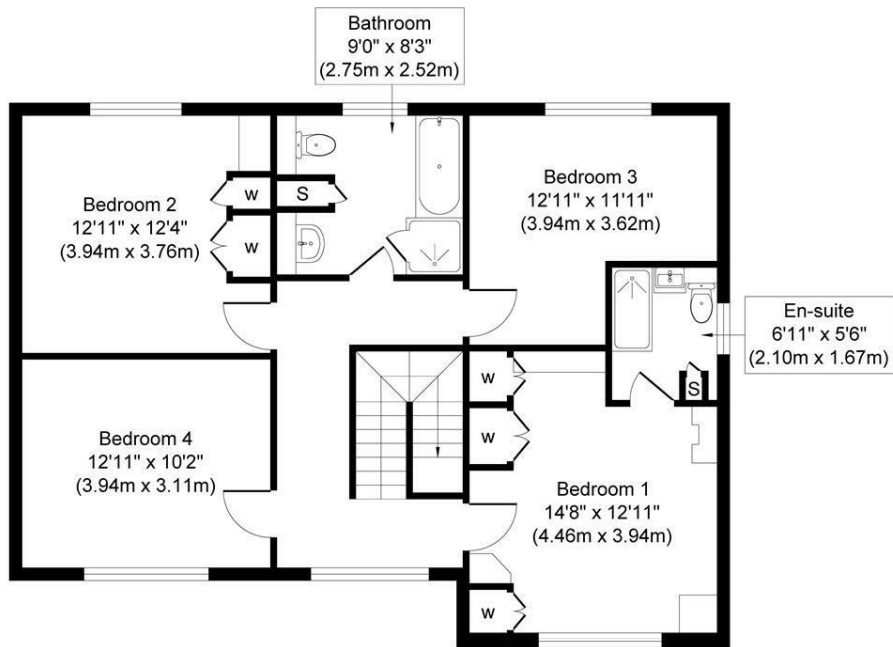
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
969 sq. ft
(89.98 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
893 sq. ft
(82.95 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
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