

# Park Row



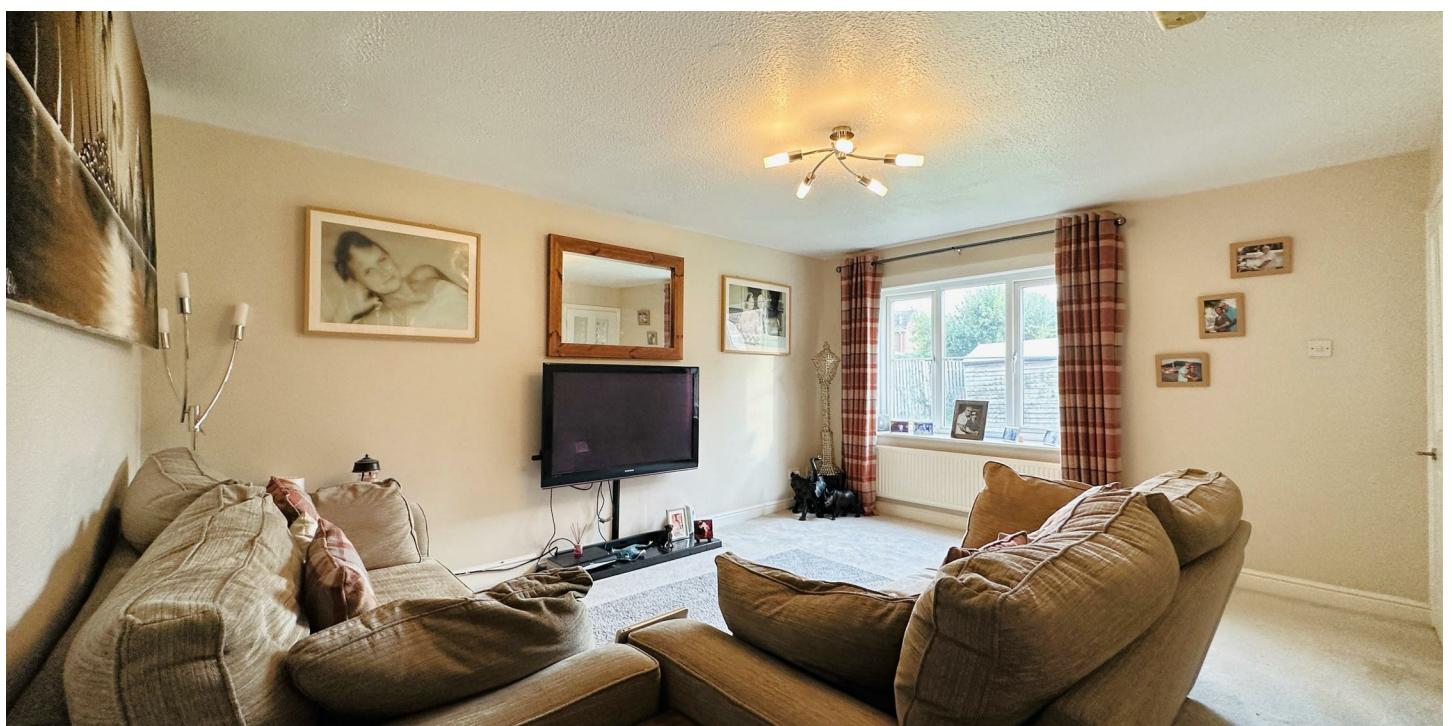
**The Meadows, Carlton, Goole, DN14 9QZ**

**Offers Over £190,000**

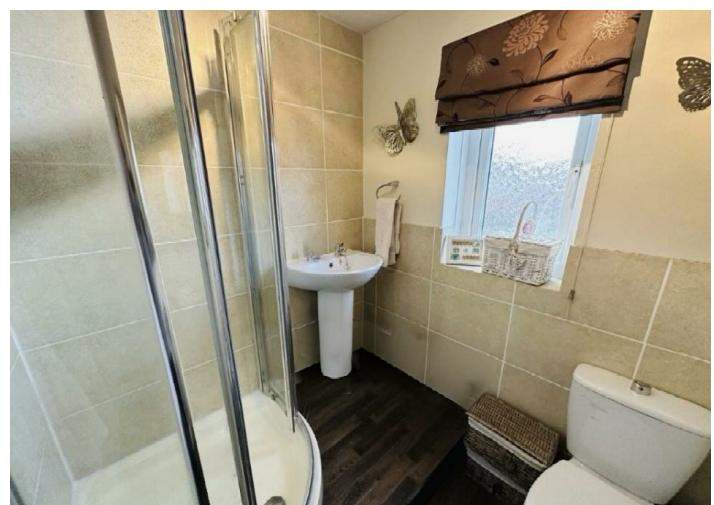
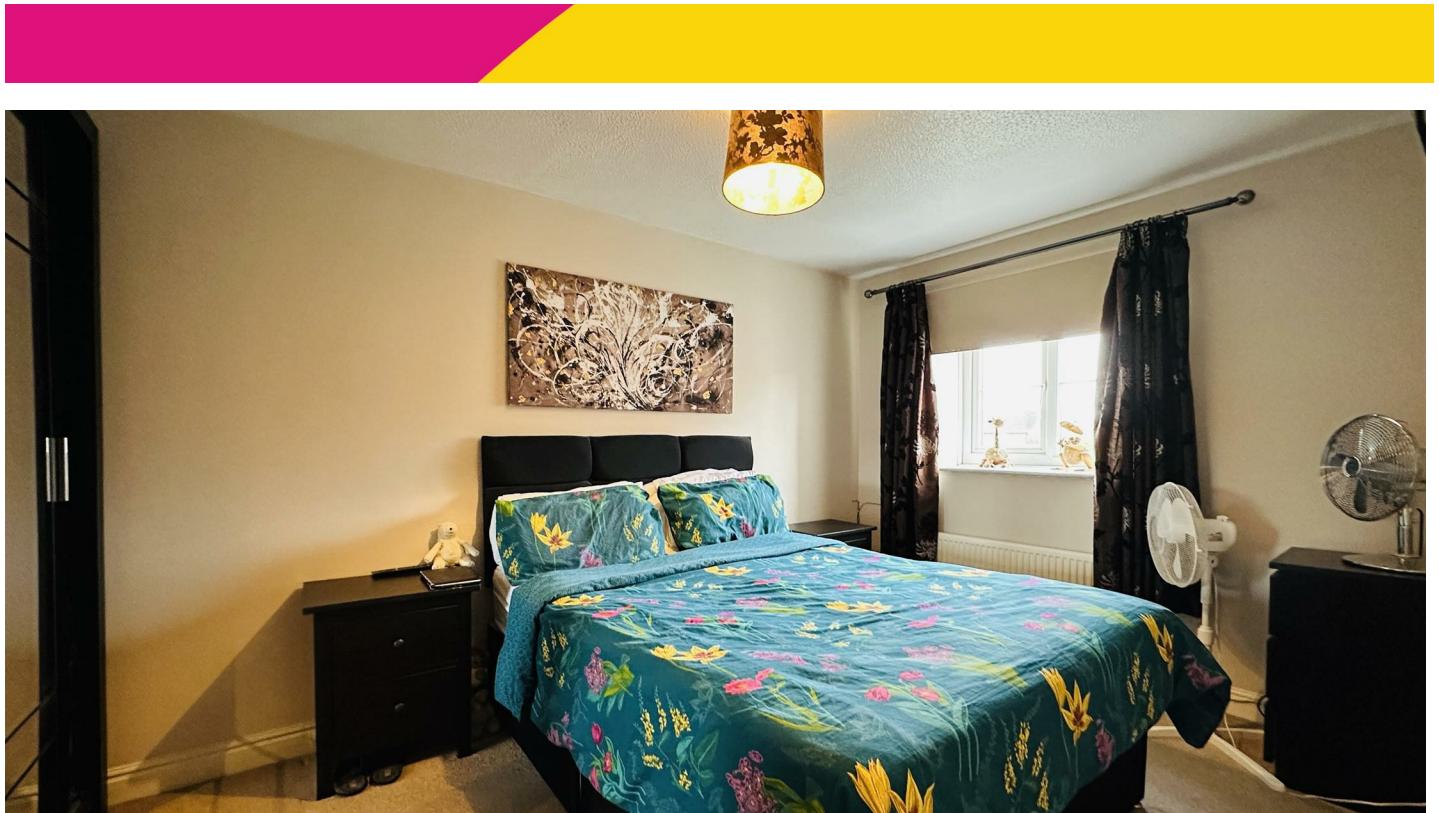


\*\*ENCLOSED REAR GARDEN \*\* OFF STREET PARKING \*\* Situated in the village of Carlton, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner. The first floor comprises: three bedrooms and Shower Room. Externally, the property benefits from low maintenance area to the front offering off street parking and enclosed rear 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 OVERVIEW

Located in the area of The Meadows, Carlton, Goole, this lovely semi-detached house presents an excellent opportunity for families and individuals alike. The lounge provides ample space for relaxation and entertainment which then leads into the kitchen diner, perfect for family meals and gatherings. This home features three bedrooms and the family shower room has been thoughtfully updated, ensuring convenience and comfort for everyday living. The front of the property offer off street parking for multiple vehicles. The rear of the property is a fully enclosed garden which features a lovely patio area with pergola making it an ideal spot for entertaining friends and family during the warmer months. This semi-detached house in Carlton is not only presented nicely but also offers a wonderful blend of comfort, style, and outdoor living. It is a perfect choice for those seeking a family home in a friendly community.

## GROUND FLOOR ACCOMMODATION

### Hall

9'6" x 4'2" (2.90m x 1.29m)

### Lounge

15'4" x 12'3" (4.68m x 3.75m)

### Kitchen Diner

15'2" x 8'2" (4.64m x 2.51m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

14'3" x 8'11" (4.35m x 2.74m)

### Bedroom Two

9'6" x 8'10" (2.91m x 2.70m)

### Bedroom Three

9'1" x 6'1" (2.77m x 1.86m)

### Shower Room

6'0" x 5'5" (1.85m x 1.67m)

## EXTERIOR

### Front

Laid to lawn with off street parking.

### Rear

The rear is fully enclosed and predominately laid to lawn with paved patio area, benefitting from outside electrical points.

## DIRECTIONS

On leaving Selby Office turn left onto Market Place at the traffic lights turn right taking the A1041. Continue forward towards Camblesforth. Proceed through the village of Camblesforth at the round about go straight over to Carlton. On entering the village of Carlton (High Street), take the right hand turn onto Pinfold Lane and then right onto Almond Tree Avenue, continue forward taking a left onto The Meadows where the property can be clearly identified by the Park Row Properties For Sale Bo

## 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

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.

## 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

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

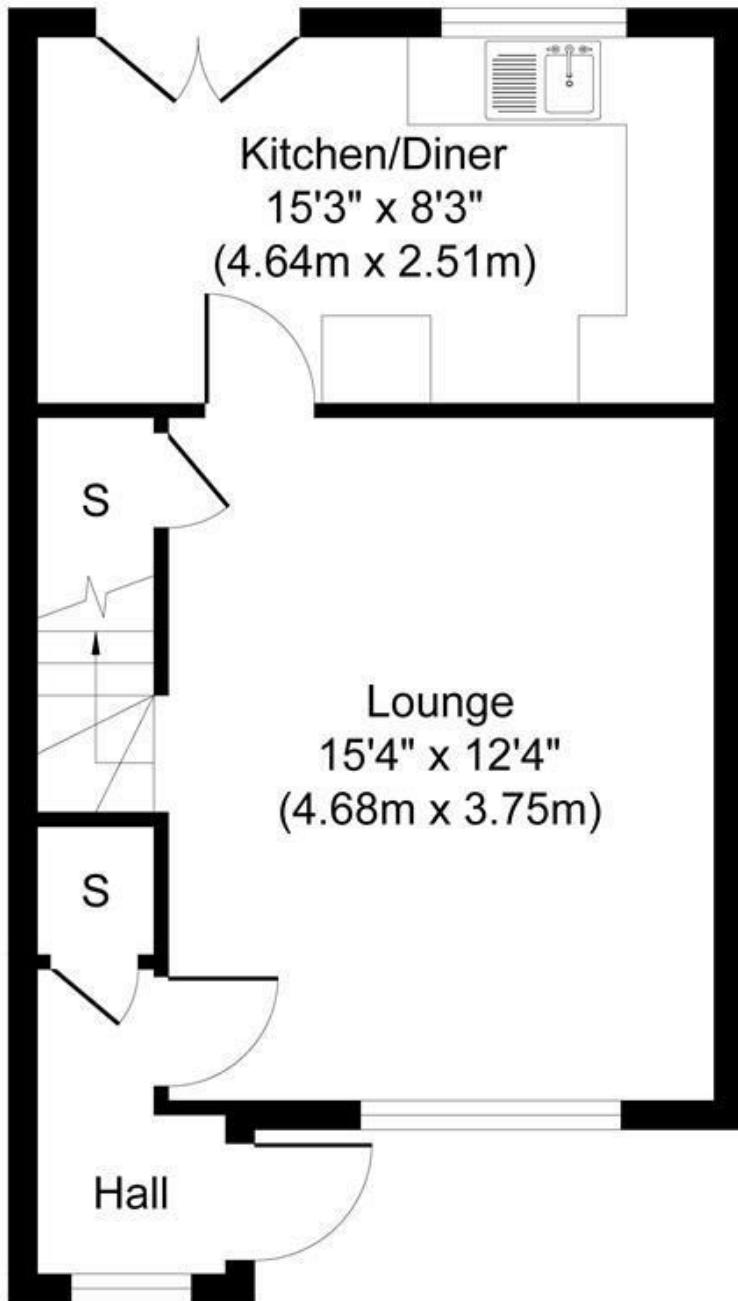
Mobile: 4G

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.

## VIEWINGS

Strictly by appointment with the sole agents.

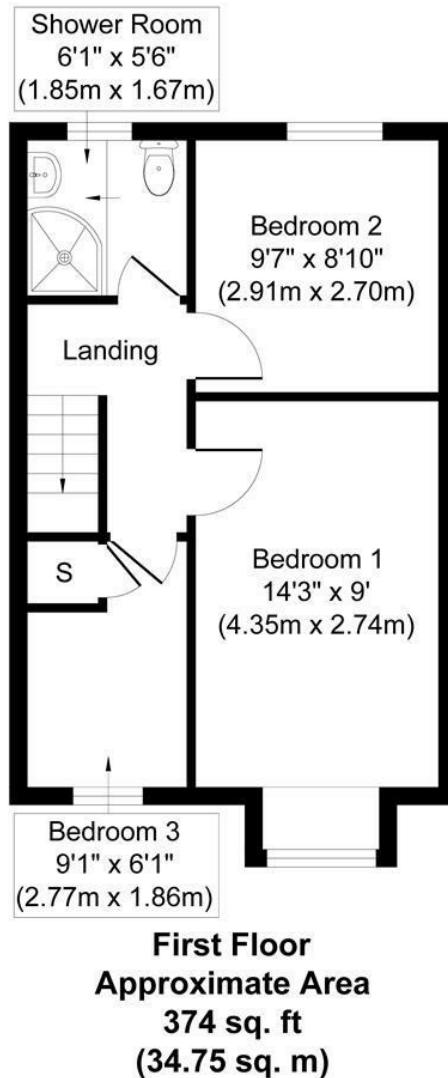
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Area**  
**381 sq. ft**  
**(35.36 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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**T** 01757 241124

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(49-58)	E		
(39-48)	F		
(29-38)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(49-58)	E		
(39-48)	F		
(29-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			