

Park Row



Park View, Carlton, Goole, DN14 9FS

Offers Over £290,000



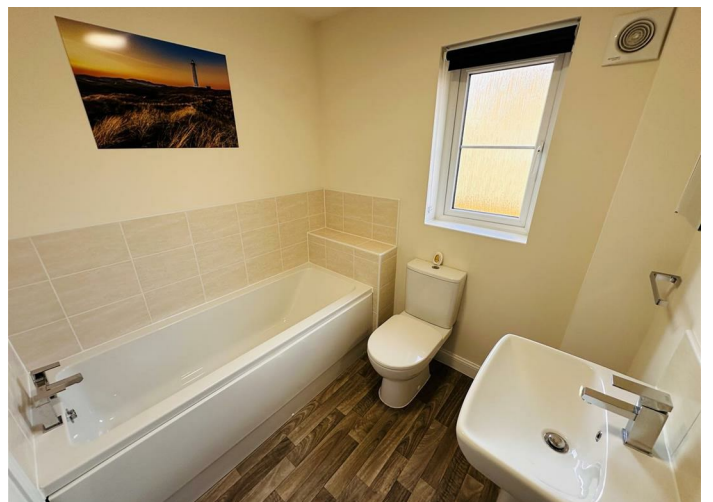
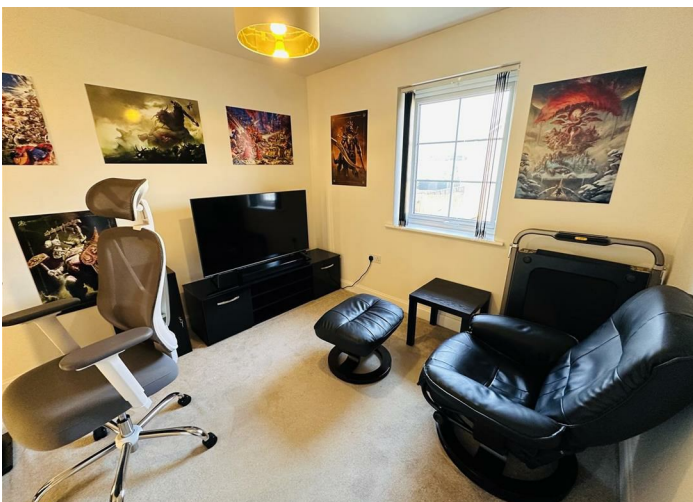
**** NO ONWARD CHAIN ** GARAGE **** Situated on a popular development in Carlton, this detached family property briefly comprises: Hall, Lounge, Kitchen Diner, Utility Room and Ground Floor w.c. To the First Floor there are four bedrooms, with the Master Bedroom benefitting from fitted wardrobes and En-Suite and further family bathroom. Externally, the property offers off street parking, garage and fully enclosed rear garden. VIEWING IS RECOMMENDED 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

This well-presented modern detached home sits quietly on Park View, a small contemporary development in the village of Carlton. Spacious and thoughtfully laid out, it offers comfortable family living with a practical flow throughout. The ground floor centres on a light, open kitchen-diner with white units, dark worktops and wood-effect flooring – a welcoming space for everyday meals or entertaining. A separate lounge provides a cosy retreat with its warm grey tones and generous windows. A useful utility room and ground-floor WC complete the accommodation, with the enclosed rear garden accessible directly from both the kitchen-diner and utility – ideal for removing muddy shoes after countryside walks or for children to play outside safely.

Upstairs are four well-proportioned bedrooms, with fitted wardrobes and an en-suite to the principal bedroom. The property is finished to a high standard throughout and sits within easy reach of local amenities, schools and the surrounding countryside.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

12'7" x 10'9" (3.85m x 3.30m)

Kitchen-Diner

17'3" x 10'3" (5.26m x 3.13m)

Utility Room

5'9" x 5'6" (1.77m x 1.68m)

Ground Floor w.c

5'3" x 3'2" (1.61m x 0.97m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'8" x 11'5" (4.19m x 3.48m)

En-Suite

6'7" x 5'5" (2.02m x 1.66m)

Bedroom Two

12'4" x 9'1" maximum (3.78m x 2.78m maximum)

Bedroom Three

12'5" x 10'4" maximum (3.80m x 3.16m maximum)

Bedroom Four

10'1" x 9'5" maximum (3.09m x 2.89m maximum)

EXTERIOR

Front

Off street parking leading to garage and lawned section.

Rear

Flagged pathway leading to timber pedestrian access gate with the remaining garden being fully enclosed and laid to lawn.

DIRECTIONS

From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Take a right onto Fairfield Avenue, then turn left where the property can be clearly located with our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold *

Local Authority: North Yorkshire County Council

Tax Banding: D

* Grounds maintenance for development annual payment (£255.78 paid for 2026)

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.

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.

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.

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.

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

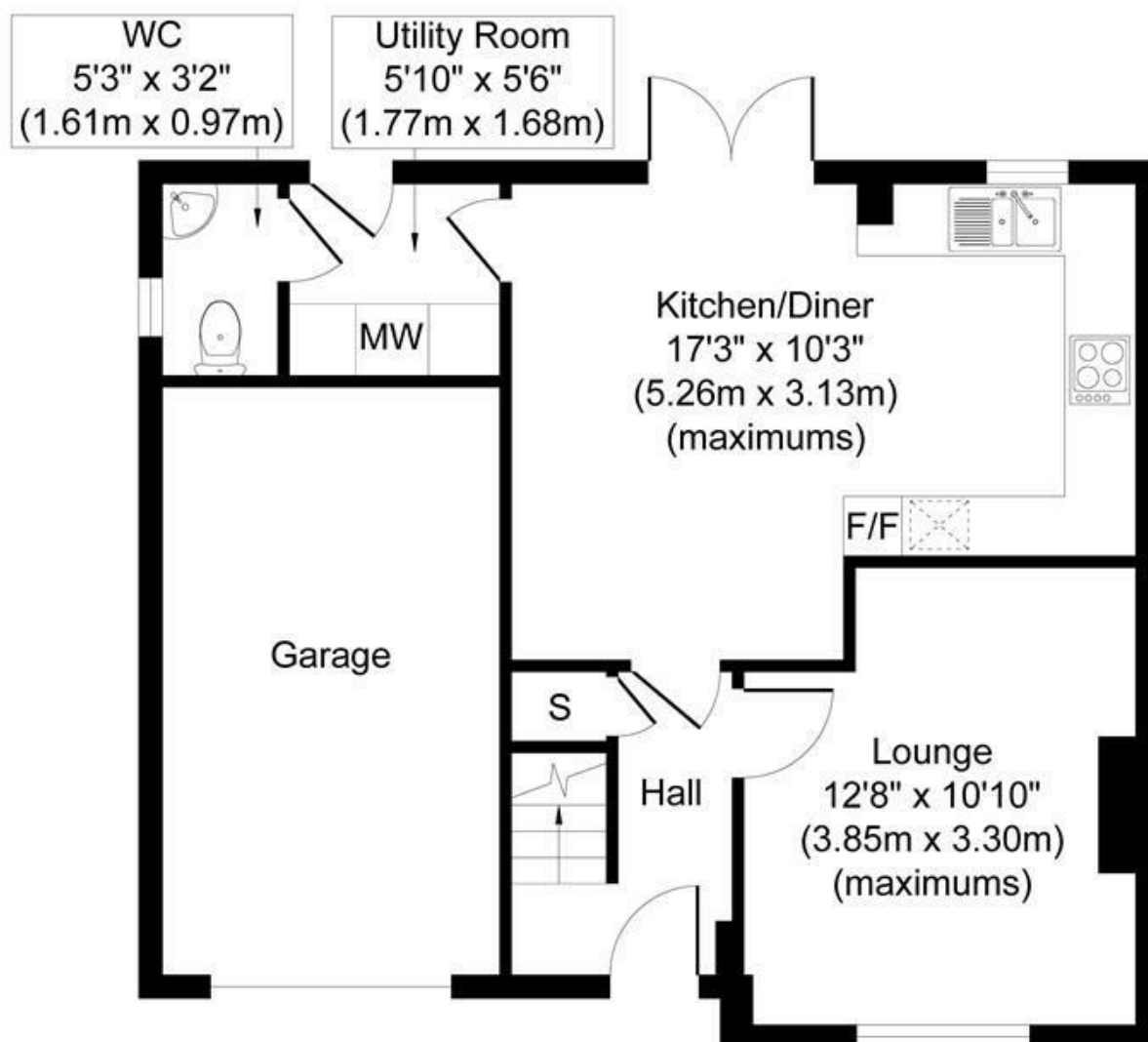
SHERBURN IN ELMET - 01977 681122

PONTEFRACT/CASTLEFORD - 01977 791133

VIEWINGS

Strictly by appointment with the sole agents.

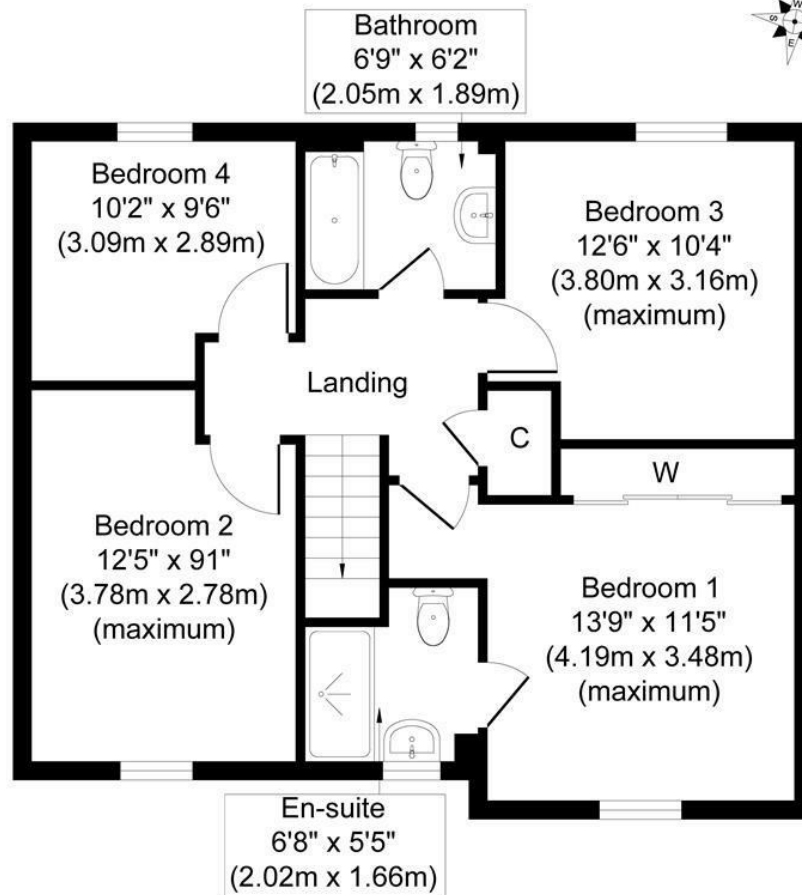
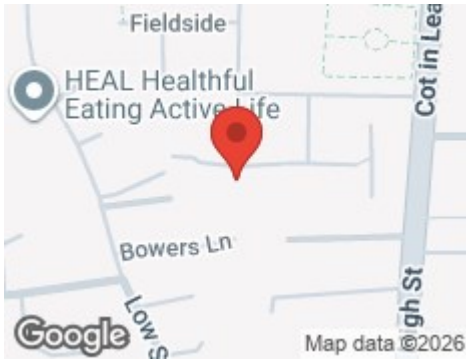
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
603 sq. ft
(55.98 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
603 sq. ft
(55.98 sq. m)

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