

# Park Row



**Station Road, Hensall, Goole, DN14 0QU**

**Offers Over £750,000**



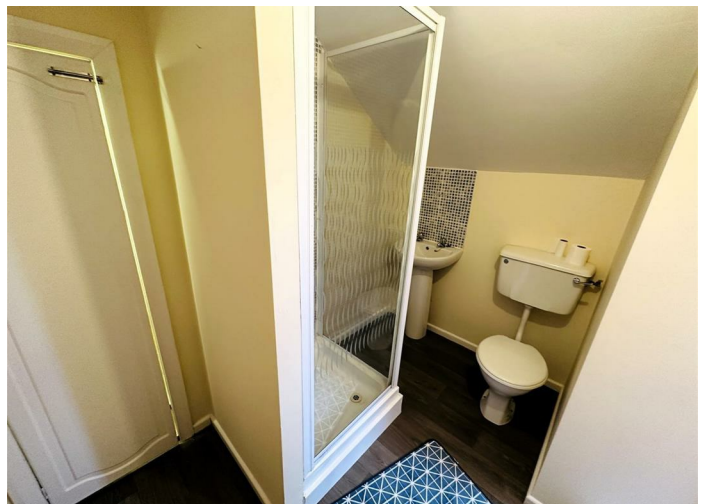
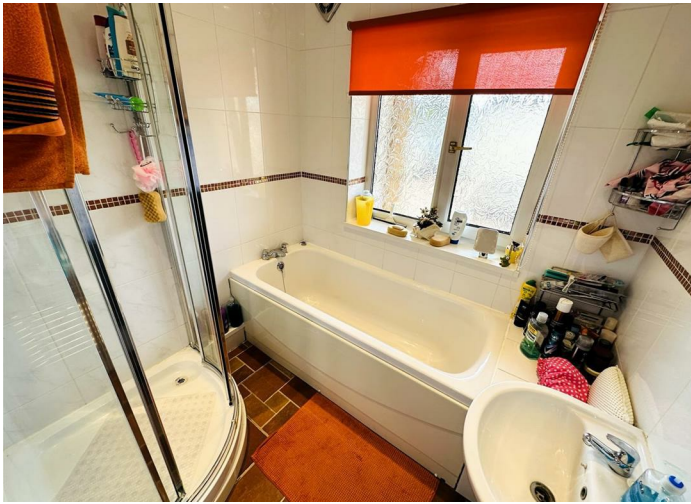
**\*\* PROPERTY WITH LAND \*\* BUSINESS OPPORTUNITY \*\*** Detached dormer-bungalow situated in the village of Hensall and set within twelve acres of paddock land with kennels and additional lodge. The home briefly comprises: Utility, Kitchen, Dining Room, Lounge, Study area, Conservatory, Ground Floor w.c. and bathroom. To the First Floor, two bedrooms one with an En-Suite. Externally, the property benefits from off-street parking, kennels, paddocks and a lodge. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

A rare opportunity to purchase a family home with land accommodating kennels and additional lodge.

This spacious and versatile detached bungalow offers a unique lifestyle opportunity, ideal for those seeking multi-generational living, equestrian use, or a business base from home.

The property briefly comprises a side entrance porch leading into a practical utility room, a well-appointed kitchen, dining room, and a generously proportioned lounge – perfect for family living and entertaining. A study area with staircase leads to the first floor, while a bright conservatory provides additional living space overlooking the garden. The ground floor also benefits from a separate W.C. and a family bathroom.

To the first floor are two further bedrooms, one of which enjoys an en-suite shower room, along with an additional loft storage room offering excellent flexibility.

Externally, the property boasts ample off-street parking for multiple vehicles, a range of secure kennels with a dedicated kitchen area (currently used for housing racing dogs), multiple paddocks, and a self-contained lodge, providing potential for rental income or guest accommodation.

This is a rare and exciting opportunity to acquire a substantial home with land and business potential, all set in a tranquil rural setting.

## GROUND FLOOR ACCOMMODATION

### Utility

16'6" x 6'9" (5.04m x 2.08m)

### Kitchen

11'10" x 10'4" (3.62m x 3.15m)

### Dining Room

12'0" x 10'4" (3.66m x 3.17m)

### Lounge

17'0" x 16'11" (5.19m x 5.16m)

### Study Area

10'8" x 7'7" (3.26m x 2.32m)

### Conservatory

17'4" x 9'6" (5.29m x 2.90m)

### Bedroom One

15'4" x 14'3" (4.68m x 4.36m)

### Bedroom Two

15'1" x 9'11" (4.61m x 3.03m)

### W.C

6'4" x 2'9" (1.95m x 0.84m)

### Bathroom

6'8" x 6'3" (2.05m x 1.93m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Three

14'1" x 11'10" (4.30m x 3.62m)

### Bedroom Four

13'3" x 9'11" (4.06m x 3.03m)

### Shower Room

8'11" x 5'9" (2.72m x 1.77m )

### Attic Room

18'0" x 15'6" (5.50m x 4.74m)

## EXTERIOR

### Garden

The front garden to the property is laid to lawn with shrubs and mature trees, giving privacy and seclusion. The ideal space for family gatherings and relaxations. The lawned area also extends around to the far side of the property.

### Lodge

The holiday lodge is set separate to the main home, benefitting from two further bedrooms. Access to large open garden laid to lawn with mature trees.

### Kennels

The property offers excellent potential for a variety of uses, thanks to the existing kennels and multiple paddocks. The kennels, complete with a dedicated kitchen area, are currently licenced to house up to 114 greyhound racing dogs but could easily be adapted for other animal care or small business ventures. The paddocks provide ample space for equestrian use, hobby farming, or further development, making this an ideal choice for those looking to combine home and lifestyle or business in one location.

### Paddocks

The property features multiple paddocks, with a few located to the front and several more to the rear, offering excellent space for grazing, equestrian use, or smallholding. The layout provides flexibility for a range of uses while maintaining easy access throughout the grounds.

## DIRECTIONS

From our Selby office, head south-west toward the A19/Doncaster Road. Stay on the A19, continuing for approximately 6–7 miles. Turn left onto Wand Lane into Hensall. Immediately, take a right onto Station Road. The property is located down the track between Weeland Cottage and Hollydene.

## 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 - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire 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: Kerosene Oil (housed in an outbuilding)

Sewerage: Underground Septic Tank

Water: Mains

Broadband: Ultrafast

Mobile: 5G

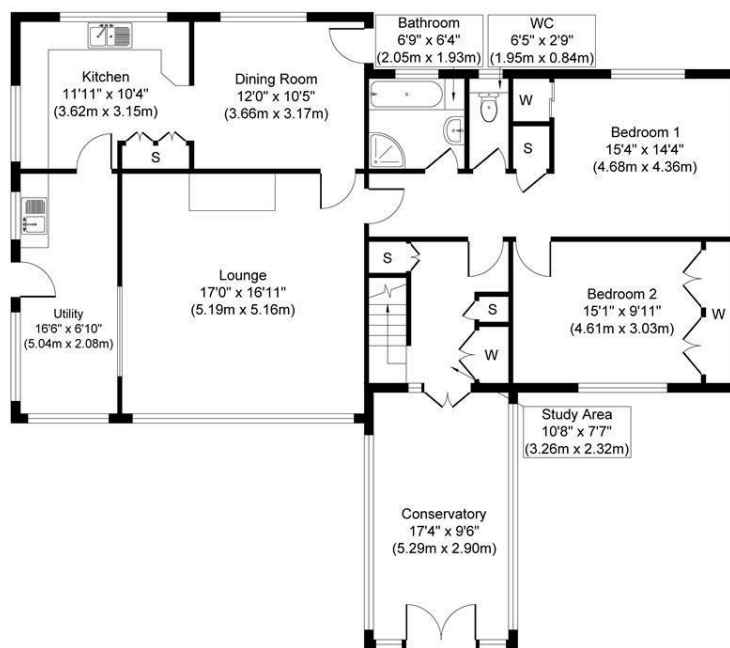
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## VIEWINGS

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.



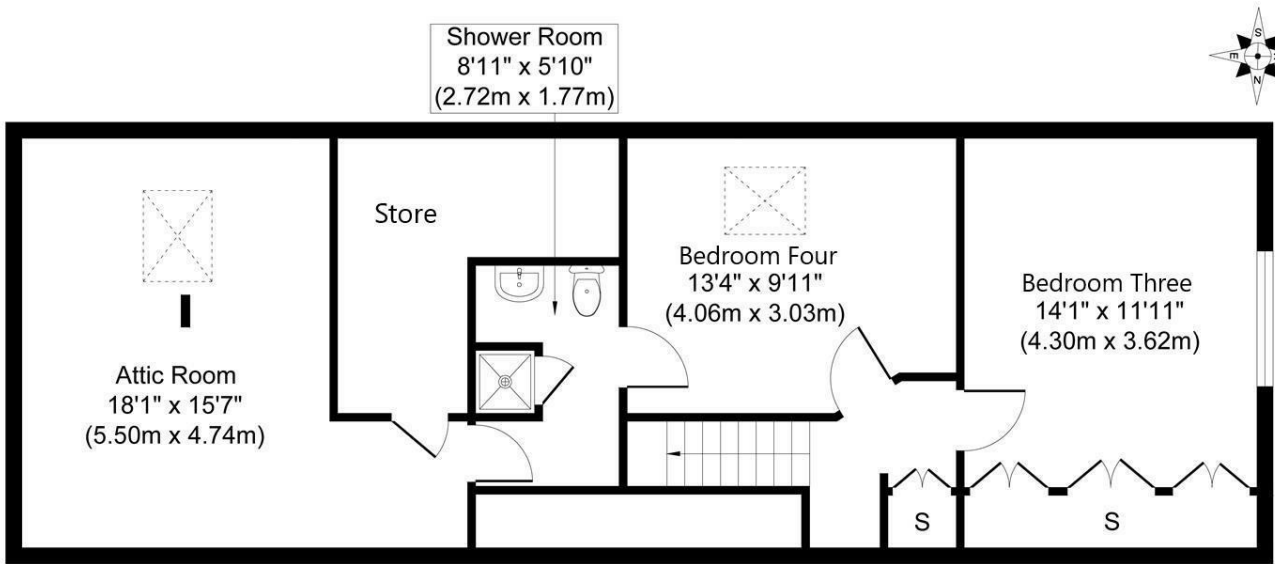


**Ground Floor**  
**Approximate Floor Area**  
**1390 sq. ft**  
**(129.11 sq. m)**

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**  
**827 sq. ft**  
**(76.87 sq. m)**

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