Park Rôw



Oakfield Avenue, Barmby-On-The-Marsh, Goole, DN14 7HH

Offers Over £270,000

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** DOUBLE GARAGE ** EXTENDED PROPERTY ** Situated in Barmby-On-The-Marsh this semi-detached home briefly comprises: Open Plan Lounge, Kitchen-Diner, Master Bedroom with En-Suite Shower Room. To the first floor are three further bedrooms and family bathroom. Externally the property benefits from low maintenance rear garden with outdoor kitchen area, double garage and paved courtyard with parking to the front and side. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.' WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS






















ON HIRE FROM
THE BLACK SWAN







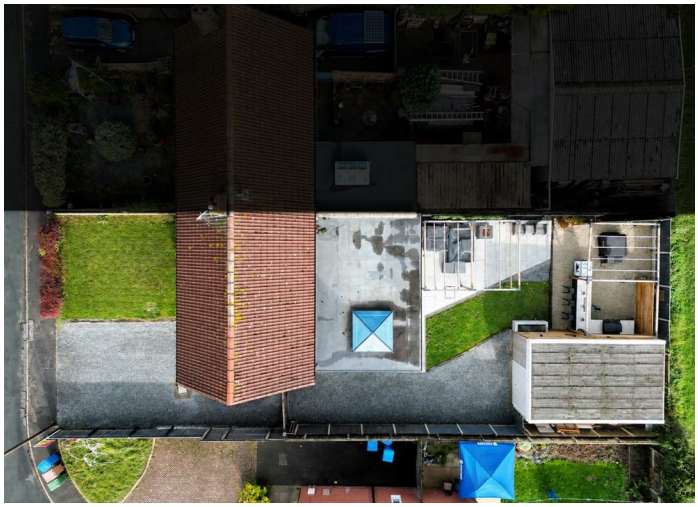






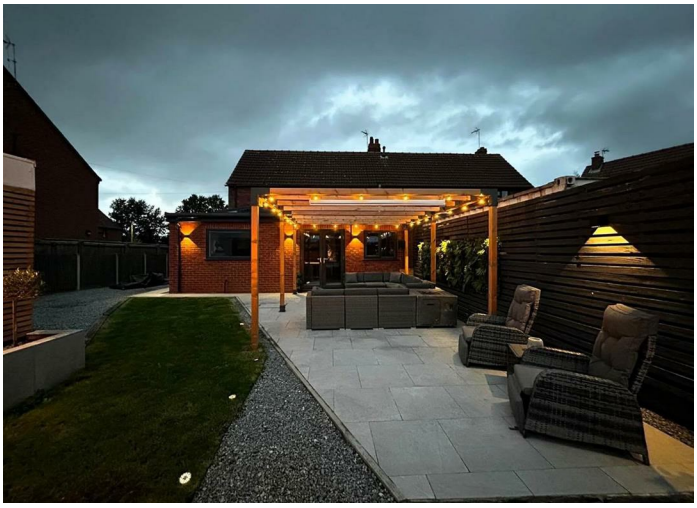







ON HIRE FROM
THE BLACK SWAN







PROPERTY OVERVIEW

Nestled within the highly regarded village of Barmby-On-The-Marsh, this property presents a rare opportunity to acquire a beautifully enhanced family home that perfectly balances modern living with a wonderfully rural setting. Positioned on a generous plot with open countryside stretching beyond the rear boundary.

The home itself has been thoughtfully improved and extended, with a single-storey extension creating additional living space designed around modern family life. There is an impressive contemporary kitchen, flooded with natural light from a striking skylight, creating a bright and welcoming space for cooking, dining and everyday living. The spacious accommodation flows effortlessly throughout, while the inviting lounge, complete with a characterful fireplace and log-burning stove, offers the perfect place to relax and unwind.

Outside, the property continues to impress with a generous driveway providing ample parking for multiple vehicles, alongside a double garage offering excellent storage or workshop potential. The rear garden has been designed with entertaining in mind, featuring a fantastic porcelain patio including an outdoor kitchen that creates the perfect setting for summer gatherings, family celebrations and evenings with friends.

Barmby-On-The-Marsh remains one of the area's most desirable village locations, appreciated for its peaceful atmosphere, attractive surroundings and strong sense of community. Despite its tranquil setting, the village remains conveniently placed for access to nearby market towns, commuter routes and in walking distance of the local Primary School.

GROUND FLOOR ACCOMMODATION

Kitchen
17'2" x 13'2" (5.24m x 4.03m)

Lounge/ Diner
25'5" x 19'1" (7.76m x 5.84m)

Bedroom One
17'7" x 12'9" (5.38m x 3.90m)

En-Suite
7'8" x 5'5" (2.36m x 1.67m)

FIRST FLOOR ACCOMMODATION

Bedroom Two
13'8" x 10'10" (4.19m x 3.32m)

Bedroom Three
11'10" x 10'11" (3.62m x 3.33m)

Bedroom Four
10'6" x 6'11" (3.22m x 2.13m)

Bathroom
6'10" x 6'1" (2.09m x 1.86m)

EXTERIOR

Front
To the front is a well maintained garden with ample parking.

Rear
To the rear there is access to the double garage and a spacious porcelain patio with timber pergola an outdoor kitchen and low maintenance lawn.

Directions
Leave our Goole office and proceed on Pasture Road before turning left onto Centenary Road. Turn right onto Boothferry Road. At the roundabout continue straight ahead over Boothferry Bridge. At the roundabout take the first exit signposted Selby A63. At the crossroads turn left signposted Asselby. Follow this road through the villages of Knedlington and Asselby. Once you reach Barmby On the Marsh, continue in to the village, turn left onto Oakfield Avenue which is just before you reach Barmby on the Marsh County Primary School. The property can be clearly identified by our Park Row Properties 'For Sale' board.

AGENT NOTE
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

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

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding of Yorkshire County 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

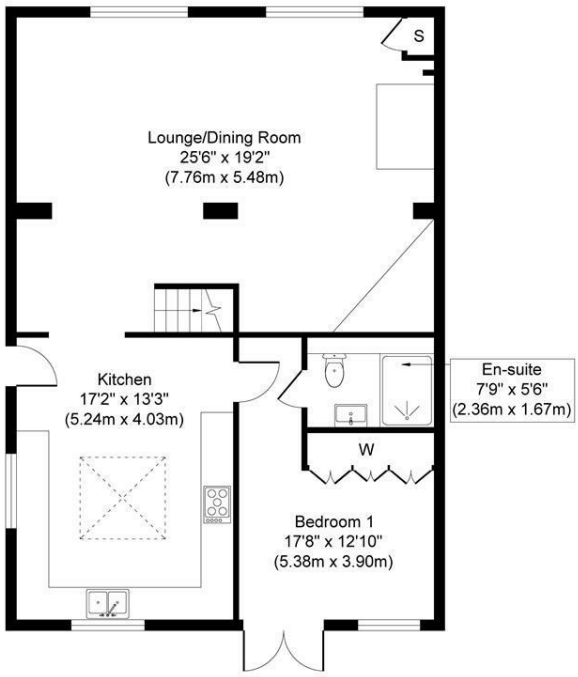
Electricity: Mains
Heating: Mains
Sewerage: Mains
Water: Mains

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.





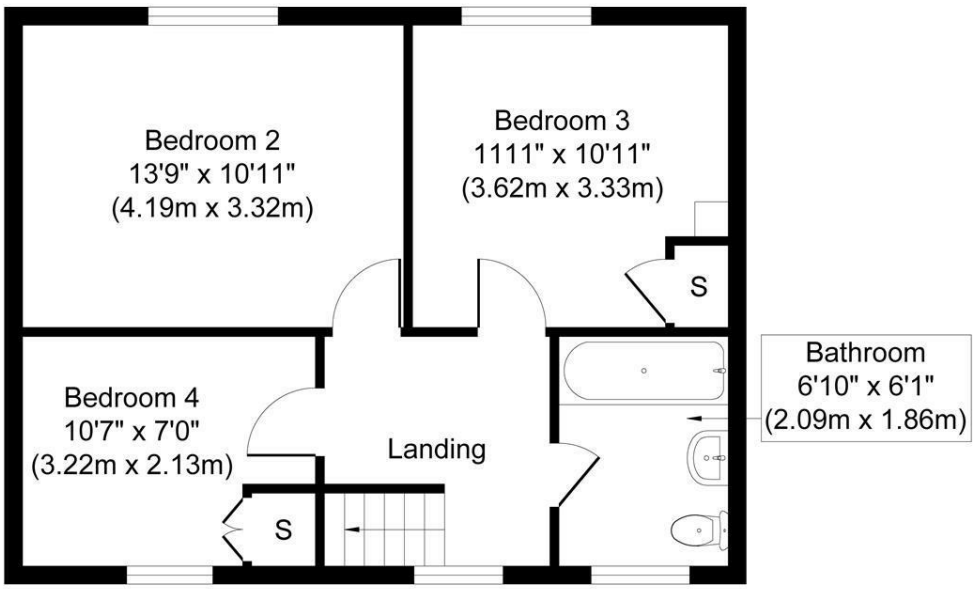
Ground Floor
Approximate Floor Area
934 sq. ft
(86.75 sq. m)

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
496 sq. ft
(46.09 sq. m)

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T 01405 761199
W www.parkrow.co.uk

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

