Park Rôw



Back Lane, Asselby, Goole, DN14 7HD

Offers Over £250,000

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** BARN CONVERSION ** WALK-IN WARDROBES ** Situated in the village of Asselby, this detached family home briefly comprises: Entrance Hall, Lounge and Kitchen-Diner. The First Floor offers a spacious landing which is currently being used as an Office Area, two double bedrooms, with the Principle Bedroom benefitting from twin walk-in wardrobes and a family bathroom. Externally, the property has a Garden Room and fully enclosed courtyard to the rear. 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'.






















HANDSOME
















8
Back Lane

PROPERTY OVERVIEW

Steeped in charm and character, this attractive double-fronted barn conversion offers a wonderful blend of traditional features and comfortable modern living. Throughout the property, characterful touches help create a warm and welcoming atmosphere, with a sense of individuality that makes this home truly special. The accommodation offers a lovely balance of practicality and charm, with the feature fireplace providing an attractive focal point for relaxing evenings. The impressive main bedroom further enhances the home's appeal, benefitting from two walk-in wardrobes which provides excellent storage and a touch of luxury, creating a peaceful and well-appointed retreat.

The outside space provides a peaceful setting to unwind and enjoy the changing seasons. To the rear, you'll find a low-maintenance courtyard, ideal for those looking to enjoy outdoor space without the demands of extensive upkeep. A particularly appealing addition is the Garden Room, offering a versatile space to relax or entertain.

This property enjoys a lovely semi-rural position, offering the best of both worlds: a peaceful village setting with convenient access to everyday amenities and commuter links. Surrounded by open countryside, the location is ideal for those who appreciate a quieter pace of life, with far-reaching field views adding to the sense of space and tranquillity. Despite its rural feel, the property remains well placed for access to nearby towns and transport connections, making it an appealing choice for commuters and those seeking a countryside lifestyle without feeling too remote.

GROUND FLOOR ACCOMMODATION

Hall
17'4" x 6'9" (5.30m x 2.08m)

Kitchen-Diner
15'10" x 10'0" (4.84m x 3.06m)

Lounge
15'5" x 12'2" (4.72m x 3.73m)

FIRST FLOOR ACCOMMODATION

Landing/ Study Area
8'8" x 7'8" (2.65m x 2.36m)

Bedroom One
12'3" x 11'5" (3.75m x 3.48m)

Walk-in Wardrobes
6'9" x 4'6" (2.07m x 1.38m)

Walk-in Wardrobes
5'2" x 4'5" (1.59m x 1.37m)

Bedroom Two
15'4" x 9'1" (4.68m x 2.77m)

Bathroom
8'5" x 6'3" (2.58m x 1.92m)

EXTERIOR

Front
To the front is a pebbled area which leads onto a public road.

Rear
Enclosed paved courtyard and Garden Room.

Garden Room
12'3" x 11'5" (3.74m x 3.50m)

Directions
Leave our Goole office on Pasture Road and turn left onto Centenary Road. At the end turn right onto Airmyn Road. Proceed along Airmyn Road and out of Goole. At the roundabout continue straight ahead over Boothferry Bridge. At the next roundabout turn left, signposted Selby A63. After about 1 mile at the crossroads turn left onto Knedlington Road, follow this road for about 1 mile, you will then come into a residential area and turn left onto Landing Lane, after 300 yards turn right onto Back Lane. The property can then 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: C

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

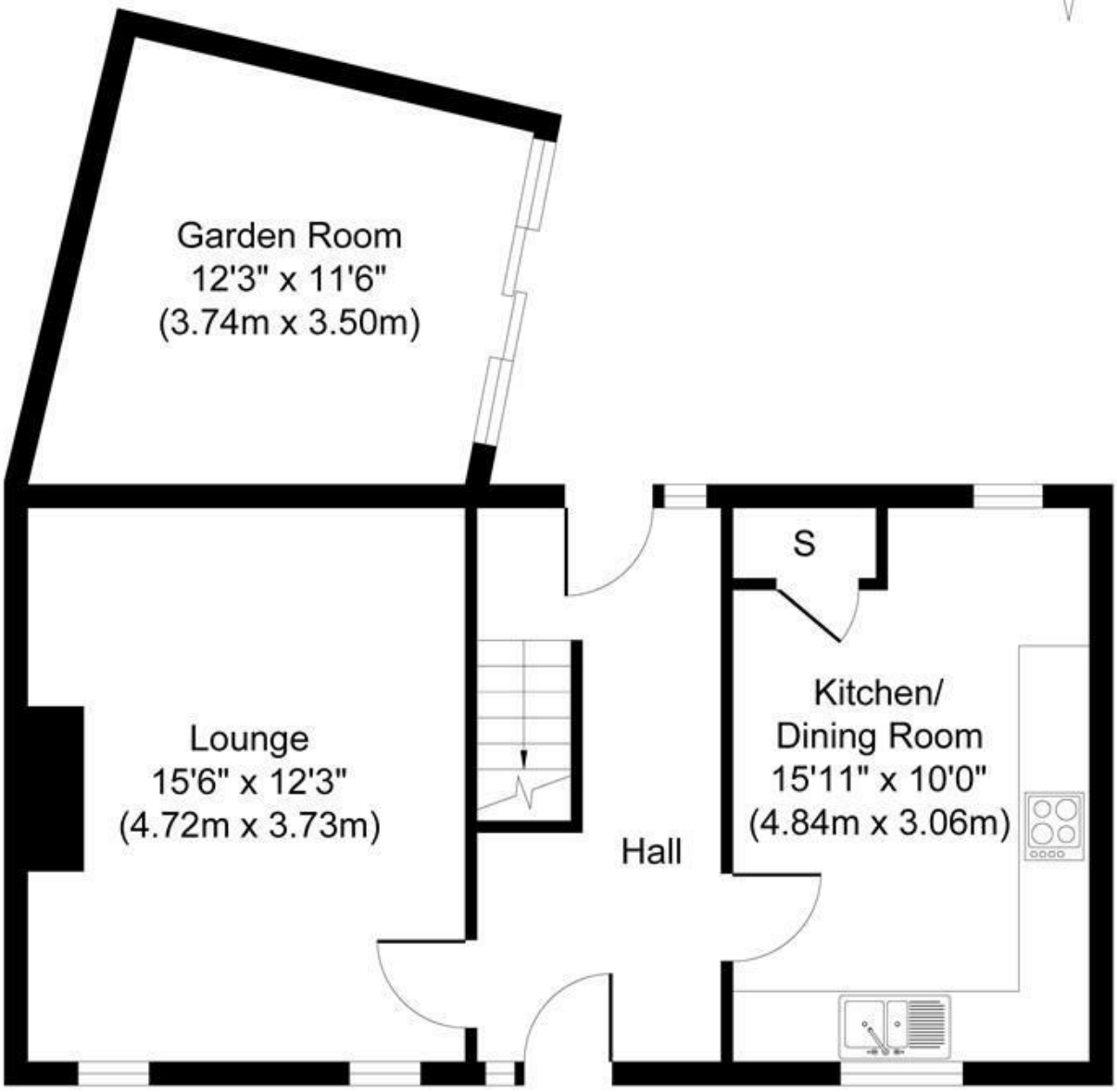
Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

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.

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.



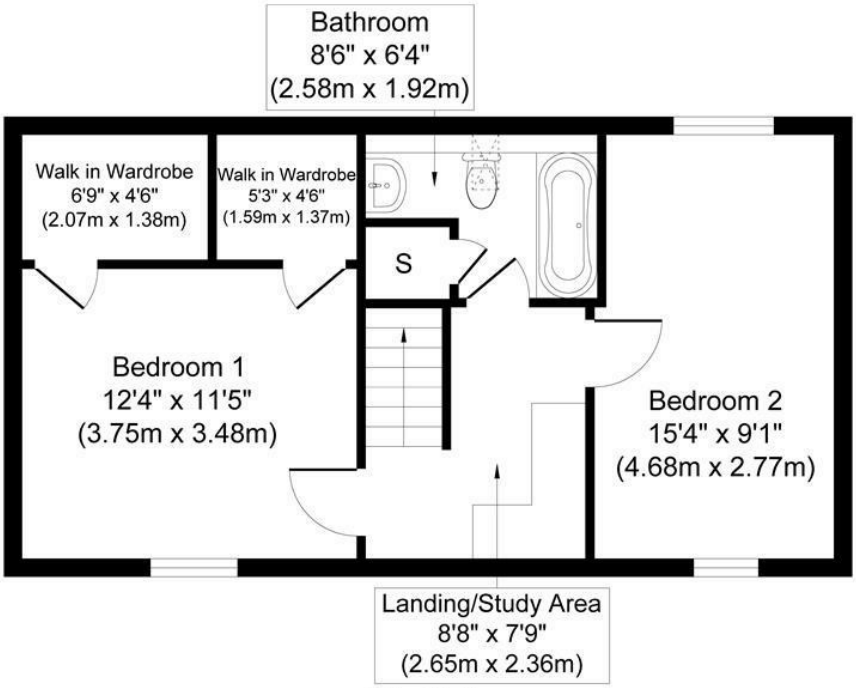
Ground Floor
Approximate Floor Area
601 sq. ft
(55.82 sq. m)

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
460 sq. ft
(42.71 sq. m)

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