

Park Row



High Street, Barmby-On-The-Marsh, Goole, DN14 7HT

Offers Over £400,000



**** ORANGERY OPENING ONTO SOUTH-WEST FACING REAR GARDEN ** OFF STREET PARKING**** Situated in Barmby-On-Marsh, this property briefly comprises: Hall, Lounge, Orangery, Living Kitchen Dining Area and Ground Floor w.c. To the first floor are three bedrooms, one with dressing room and family Bathroom. Externally the property benefits from off street parking to the front while the rear and an enclosed south facing rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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 home offers the perfect setting for modern family living in this peaceful East Yorkshire village. This spacious and versatile detached home beautifully balances stylish interiors with practical spaces and seamless indoor-outdoor living, all centred around a wonderful south-west facing garden.

Leading off the lounge, the bright orangery creates an elegant extension of the living area and opens directly onto the garden. Together with the open plan living kitchen diner (complete with patio doors to the rear), it forms an inviting hub for everyday family life, relaxed entertaining, and year-round enjoyment of the outdoors.

Upstairs, there are three generously sized bedrooms. Originally configured as a four-bedroom property, it offers flexible potential to convert back to its original layout to suit your needs or, enjoy the additional storage space of the dressing room.

Outside, the south-west facing garden — predominantly lawn with a decked seating area — is ideal for al fresco dining, summer gatherings, or simply unwinding in the sun. Off-street parking is available to the front.

Nestled in the sought-after village of Barmby-on-the-Marsh, this family home enjoys a welcoming community atmosphere, scenic rural surroundings, and convenient access to nearby market towns and commuter routes. It's an ideal lifestyle choice for families seeking village charm without compromising on comfort or connection to the outdoors.

GROUND FLOOR ACCOMMODATION

Hall

12'2" x 8'11" (3.72m x 2.74m)

Lounge

22'8" x 13'6" (6.91m x 4.14m)

Orangery

12'0" x 10'0" (3.66m x 3.07m)

Open Plan Living Kitchen Diner

26'0" x 21'9" (7.94m x 6.64m)

Ground Floor w.c

7'0" x 2'11" (2.15m x 0.91m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'4" x 14'1" (4.37m x 4.31m)

Bedroom Two

21'6" x 10'2" (6.56m x 3.12m)

Bedroom Three

14'0" x 13'0" (4.28m x 3.97m)

Dressing Room

11'11" x 6'10" (3.64m x 2.10m)

Bathroom

11'5" x 5'10" (3.50m x 1.80m)

EXTERIOR

Front

Off street parking for multiple vehicles with access to the rear.

Rear

Fully enclosed south facing rear garden with raised decking area.

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 and as you approach the fork in the road for North Street, the property is on the left hand side and can be clearly identified by our Park Row Properties 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire County Council

Tax Banding: D

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: 5G

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.

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.

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.

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:

SELBY - 01757 241124

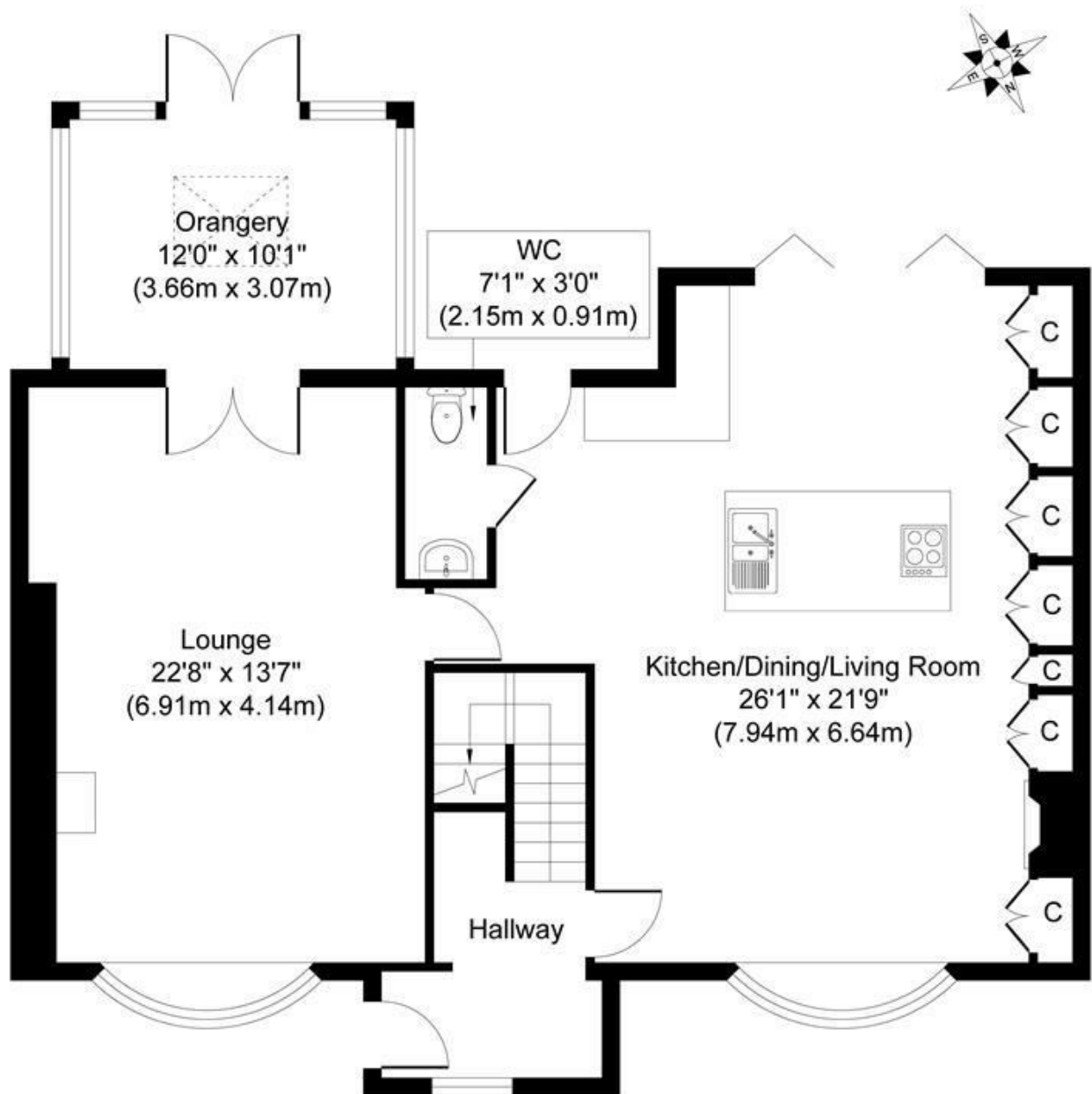
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

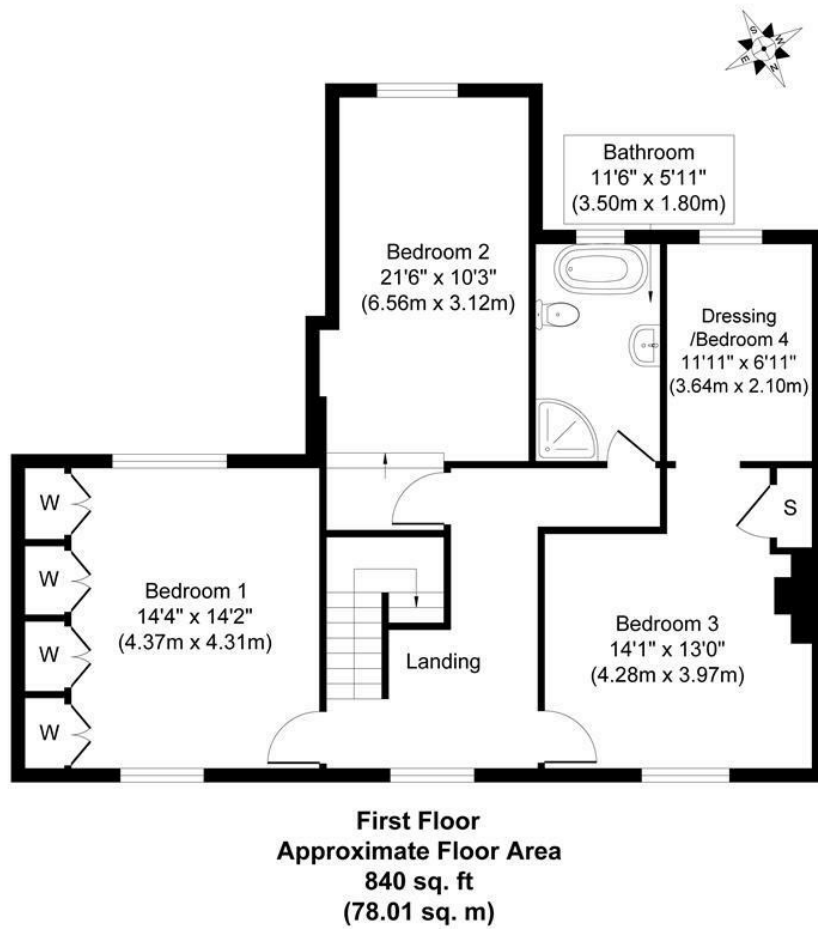




Ground Floor
Approximate Floor Area
1024 sq. ft
(95.08 sq. m)

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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