

# Park Row



**High Street, Swinefleet, Goole, DN14 8AQ**

**Offers Over £140,000**



**\*\*SOLAR PANELS\*\*VIEWS OVER RIVER\*\*** Situated in the popular village of Swinefleet, this detached property briefly comprises: Lounge, Kitchen and Dining Room to the Ground Floor, with two bedrooms and Shower Room to the First Floor. Externally, the property has an enclosed yard to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 property would make an ideal investment or is great for a first time buyer, with two reception rooms and two bedrooms. There is also a low maintenance enclosed rear yard and views over the river. The property benefits from double glazing throughout.

## GROUND FLOOR ACCOMMODATION

### Entrance Porch

8'1" x 5'9" (2.47m x 1.76m)

### Dining Room

13'4" x 11'10" (4.08m x 3.63m)

### Kitchen

14'0" x 5'10" (4.29m x 1.78m)

### Lounge

13'4" x 10'6" (4.07m x 3.22m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'11" x 10'10" (4.25m x 3.31m)

### Bedroom Two

11'5" x 8'3" (3.49m x 2.54m)

### Shower Room

7'7" x 4'6" (2.32m x 1.39m)

## EXTERNAL

### Front

Shared stone pathway leading away from property. Timber pedestrian access gate with stoned pathway along the side of the property.

### Rear

Concrete pathway and decorative stoned patio area with raised borders. Timber decked raised summerhouse and raised timber decked patio and seating area with views over the river. Fully enclosed with timber fence and brick wall.

## DIRECTIONS

From our Goole office proceed South on Pasture Road towards the town centre. At the traffic lights turn left and proceed over the railway crossing. Once over the crossing turn right onto Mariners Street and follow this road to the traffic lights, continue straight ahead onto Bridge Street and follow this road onto the A161. Follow the A161 into the village of Swinefleet, turn left onto Fisk Road and then turn left onto High Street, where the property can be clearly identified by our Park Row '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

Tax Banding: A

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

Sewerage: Mains

Water: Mains

Broadband: Superfast

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.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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.



## **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.

## **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

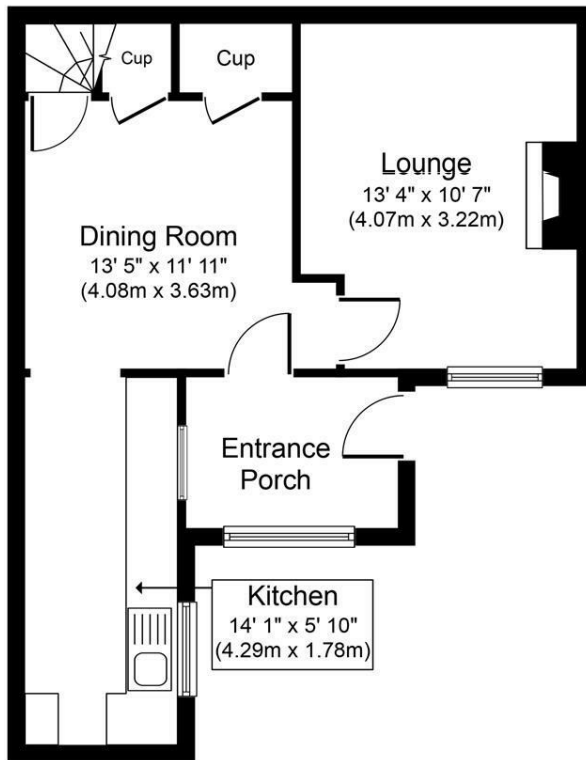
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



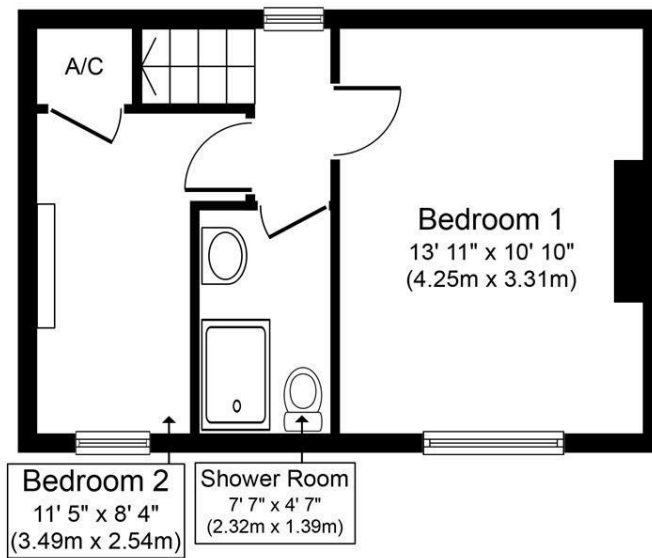


**Ground Floor**  
**Approximate Floor Area**  
413 sq. ft.  
(38.3 sq. m.)

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  
298 sq. ft.  
(27.7 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		40
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC