

Park Row

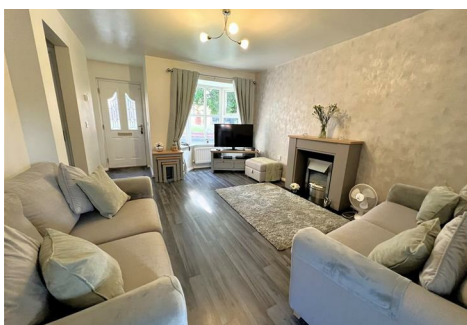


St. Margarets Terrace, Swinefleet, Goole, DN14 8FD

Offers Over £150,000



****SOUTH FACING GARDEN**NO ONWARD CHAIN**** Situated in the village of Swinefleet, this terrace house property briefly comprises: Lounge, Kitchen Diner and Ground Floor w.c. To the first floor are three bedrooms and a bathroom. To the rear of the property is an enclosed rear garden and off street parking. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE SIZE 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 SUMMARY

A mid-terrace house located in the village of Swinefleet, offering comfortable and practical living space.

To the ground floor is a spacious kitchen diner, perfect for family meals and entertaining, with French doors opening into the rear garden. A cosy lounge provides a relaxing living area and there is a convenient ground floor toilet.

To the first floor are three well-proportioned bedrooms, ideal for a family or home office setup, and a modern family bathroom.

Externally, there is a private garden to the rear, ideal for outdoor activities and relaxation as well as off-street parking, providing convenience and security. To the front is a small grassed area with steps up to the front entrance door.

GROUND FLOOR ACCOMMODATION

Lounge

18'1" x 11'8" (5.52m x 3.56m)

Kitchen Diner

14'11" x 9'1" (4.56m x 2.78m)

Ground Floor w.c

6'0" x 2'11" (1.85m x 0.89m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 8'5" (4.23m x 2.57m)

Bedroom Two

9'8" x 8'5" (2.96m x 2.57m)

Bedroom Three

7'10" x 6'3" (2.40m x 1.93m)

Bathroom

6'7" x 6'3" (2.02m x 1.92m)

EXTERNAL

Front

Steps leading away from the property and lawned area.

Rear

Fully enclosed rear garden laid to lawn, decoratively stoned patio area and off street parking.

DIRECTIONS

Leave our Goole office on Pasture Road and proceed towards the town centre. At the traffic lights turn left onto Boothferry Road and then turn right once over the railway crossing onto Mariners Street and continue onto Coronation Street. At the traffic lights continue straight onto Bridge Street, continue

straight ahead over the bridges and continue through Old Goole. Follow the A161 into the village of Swinefleet. Follow the main road through the village and at the mini roundabout turn right onto King's Causeway. The property is situated on the right hand side just before the right hand turning for Prospect Close. The property 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

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

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

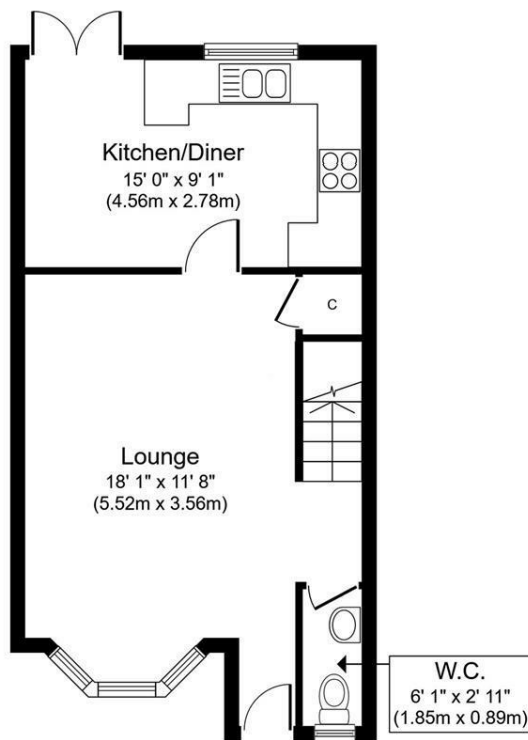
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

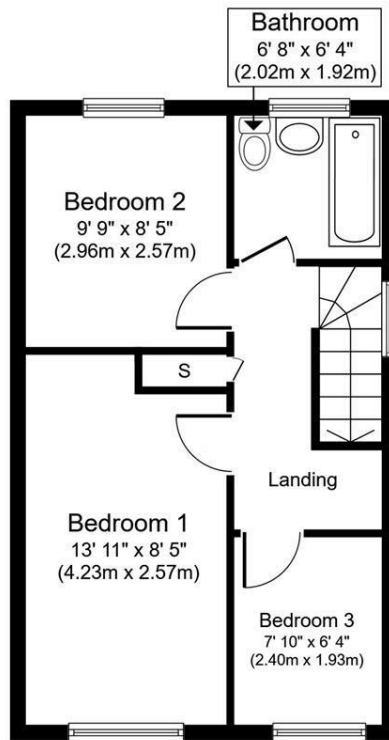




Ground Floor
Approximate Floor Area
413 sq. ft.
(38.4 sq. m.)

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
383 sq. ft.
(35.5 sq. m.)

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