

Park Row



Low Street, Swinefleet, Goole, DN14 8DF

£350,000



**** TRADITIONAL FEATURES THROUGHOUT ** EN-SUITE TO MASTER BEDROOM **** Situated in the village of Swinefleet this traditional home briefly compromises: Entrance Hall, Lounge, Sun Room, Office, Snug, Kitchen Diner, Dining Room, w.c. and Utility. To the First Floor: Study Area / Landing, four double bedrooms, En-Suite bathroom and Dressing Room to Bedroom One, and Shower Room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



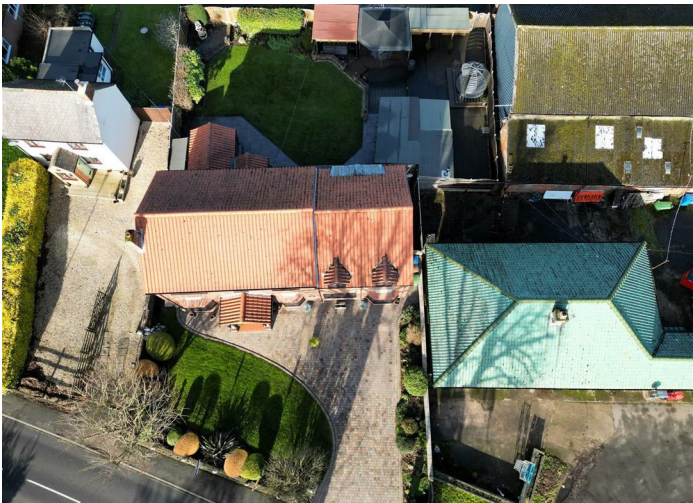
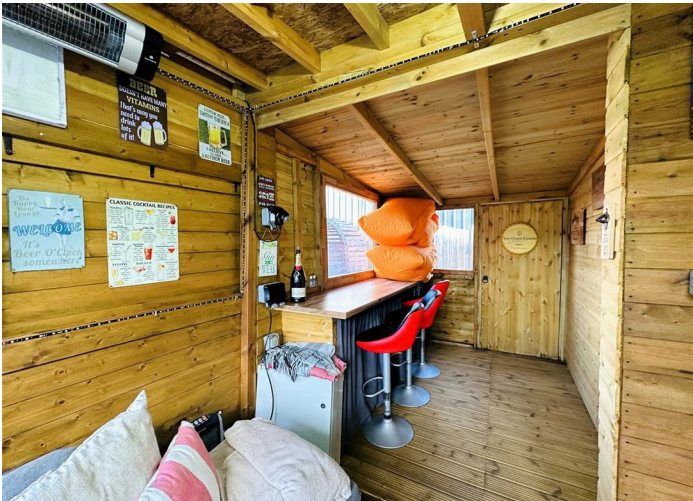












Property Summary

Nestled in the heart of a charming village, this beautifully presented four-bedroom detached home offers an exceptional blend of space, comfort, and privacy. Boasting a generous front driveway with ample parking, the property is set within a well-established and fully enclosed rear garden. The heart of the home is a spacious kitchen diner, perfect for family living and entertaining. Complementing this is a separate dining room and a bright and airy sunroom, offering wonderful views over the garden. A well-proportioned lounge provides a cosy space to unwind, while a dedicated office is ideal for those working from home. Upstairs, the impressive master suite features a private ensuite and dressing room, creating a luxurious haven. Three further well-sized bedrooms and a family shower room complete the first floor. Situated in a desirable village setting with excellent local amenities and transport links, this property is a rare opportunity to acquire a substantial family home in a sought-after location.

GROUND FLOOR ACCOMMODATION

Entrance Hall

17'7" x 7'4" (5.36m x 2.25m)

Lounge

25'6" x 13'11" (7.79m x 4.26m)

Sun Room

15'7" x 8'10" (4.76m x 2.71m)

Office

7'2" x 6'11" (2.20m x 2.12m)

Snug

10'10" x 6'0" (3.32m x 1.85m)

Kitchen Diner

25'8" x 11'3" (7.84m x 3.45m)

Dining Room

19'6" x 17'5" (5.95m x 5.31m)

W.C.

4'7" x 4'7" (1.40m x 1.40m)

Utility

18'11" x 8'5" (5.78m x 2.59m)

FIRST FLOOR ACCOMMODATION

Study area / Landing

24'1" x 25'5" (7.36m x 7.76m)

Bedroom One

19'0" x 16'4" (5.81m x 4.99m)

Dressing Room

7'5" x 5'0" (2.27m x 1.53m)

En-Suite

9'8" x 7'4" (2.97m x 2.26m)

Bedroom Two

14'7" x 11'4" (4.46m x 3.46m)

Bedroom Three

13'10" x 11'10" (4.23m x 3.62m)

Bedroom Four

13'10" x 11'10" (4.22m x 3.62m)

Shower Room

8'3" x 5'6" (2.53m x 1.70m)

EXTERIOR

Front

Sweeping brick-blocked driveway leading to the front of the property offering off street parking for multiple vehicles.. Lawned area and borders with established shrubs.

Rear

Fully enclosed garden with seating and bar area ideal for social gatherings and get-togethers. The area is predominately laid to lawn with established herbaceous borders and flagged pathways.

DIRECTIONS

From our branch on Pasture Road, Goole, head south towards Second Avenue and turn left onto Boothferry Road. Turn right onto Mariners Street and keep right to continue onto Coronation Street. Continue onto Lower Bridge Street and further on to Bridge Street. Bridge Street turns left and then turns into Swinefleet Road and follow for approximately 2 miles. As you enter Swinefleet follow the road and just before the petrol station, the property can be clearly identified by a Park Row Properties 'For Sale' Board.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

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: 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

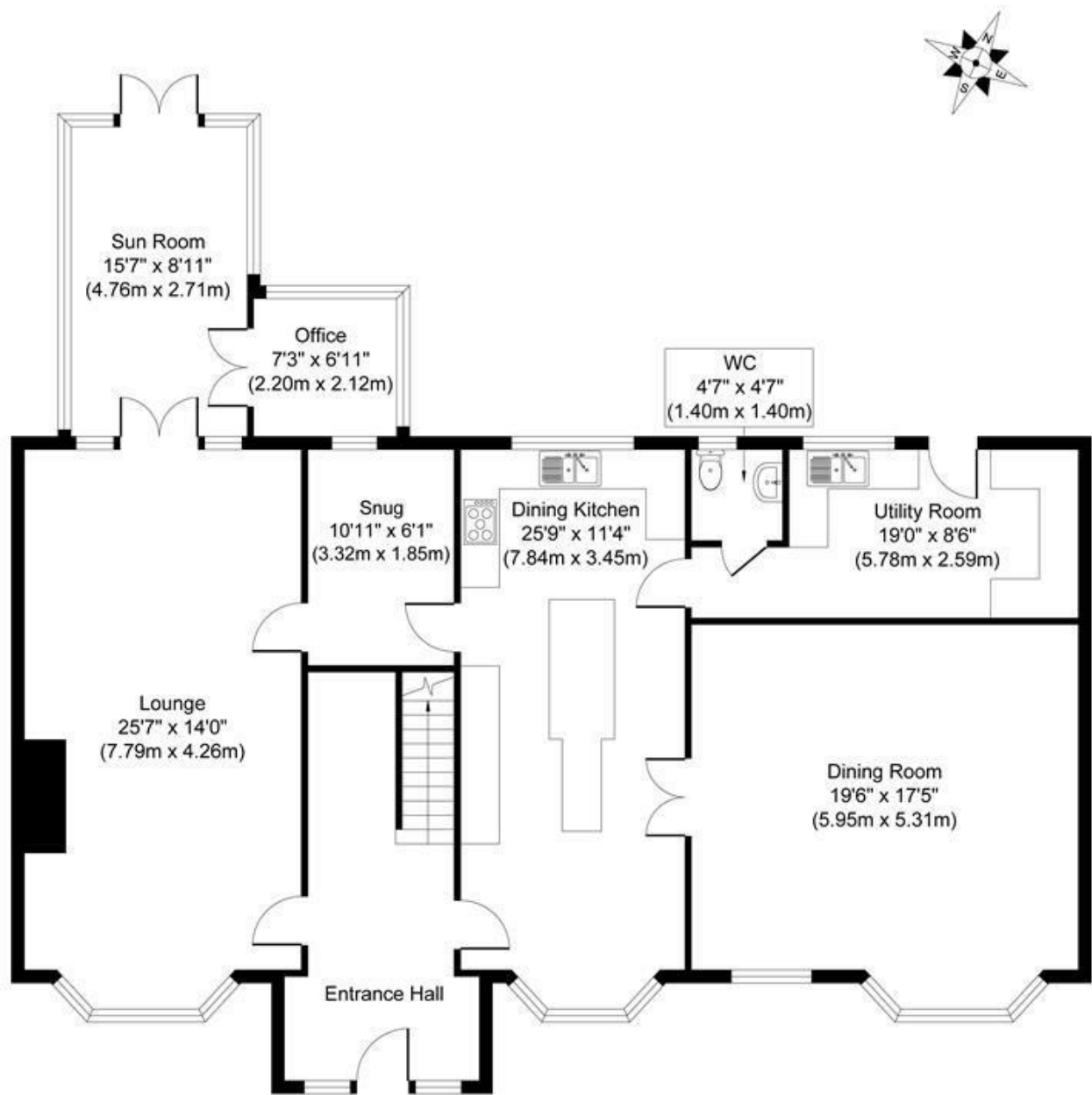
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

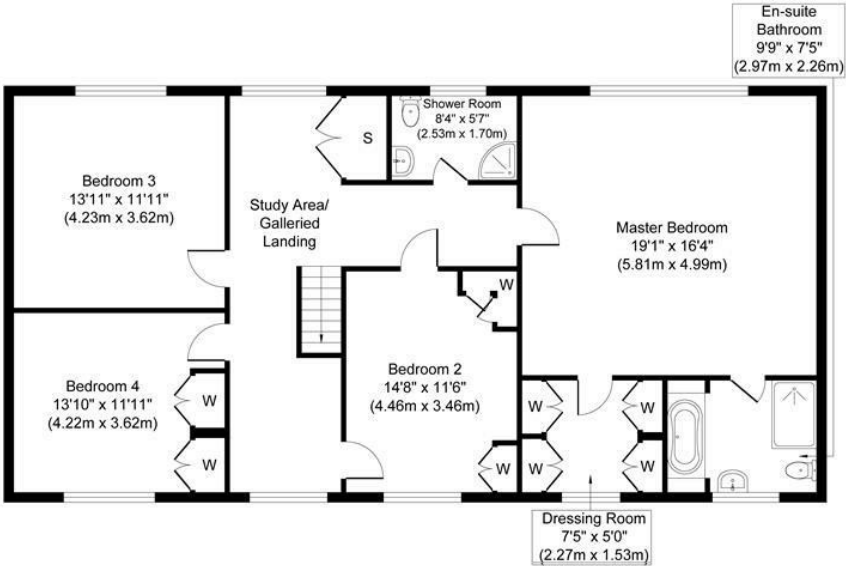
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
1,692 sq. ft
(157.21 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
1,396 sq. ft
(129.68 sq. m)

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