

Park Row

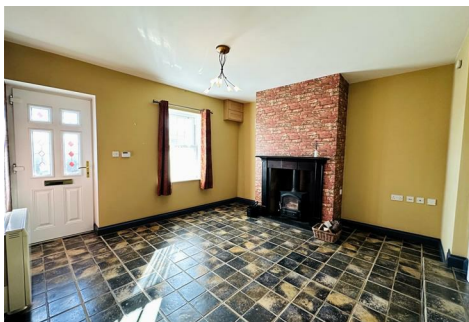


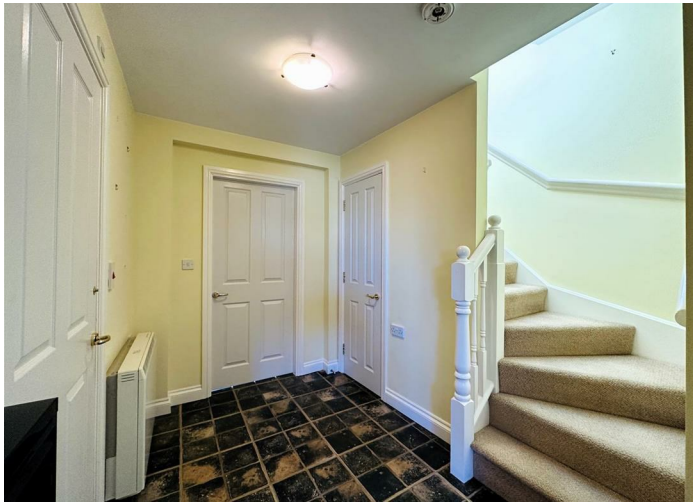
High Street, Swinefleet, Goole, DN14 8AH

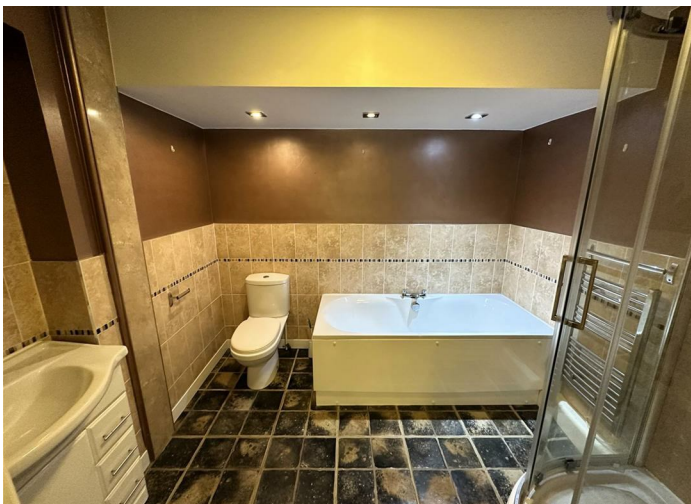
Offers Over £200,000



**** UNIQUE PROPERTY ** NO ONWARD CHAIN ** POTENTIAL DEVELOPMENT PLOT **** Situated in the village of Swinefleet this traditional home briefly comprises: Living Room, Inner Hallway, Bathroom, Dining Room and Kitchen. To the First Floor: two double bedrooms. To the Second Floor: a further double bedroom. Externally, the property benefits from off-street parking, enclosed rear garden with patio area for entertaining and gated access to the River Bank. The property also offers the potential for development to the side. **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

Built in 2006, this unique and spacious three-bedroom semi-detached home is thoughtfully arranged over three floors. The ground floor features a welcoming living room, inner hall, family bathroom, dining room, and a well-appointed kitchen. On the first floor, there are two generously sized double bedrooms, with a further large double bedroom occupying the second floor. Externally, the property benefits from gated off-street parking for multiple vehicles and a generously sized rear garden. A pedestrian access gate at the rear leads directly to the riverbank, offering a peaceful and scenic outdoor space. A fantastic opportunity for those seeking a distinctive home in a desirable location.

GROUND FLOOR ACCOMMODATION

Living Room

13'6" x 13'4" (4.12m x 4.07m)

Inner Hall

Bathroom

9'3" x 7'3" (2.82m x 2.21m)

Dining Room

13'11" x 8'2" (4.25m x 2.51m)

Kitchen

13'7" x 8'5" (4.16m x 2.57m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'5" x 9'4" (4.09m x 2.85m)

Bedroom Three

10'9" x 9'0" (3.28m x 2.75m)

SECOND FLOOR ACCOMMODATION

Bedroom Two

12'7" x 10'1" (3.85m x 3.09m)

EXTERIOR

Front

Pedestrian footpath.

Rear

The enclosed garden offers a private and tranquil outdoor space, beautifully enhanced by a variety of mature trees and shrubs. A generous layout allows for both relaxation and recreation. A pedestrian access gate at the rear leads directly to the riverbank, adding to the garden's charm and offering a scenic retreat just beyond your doorstep.

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Storage Heaters

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: Some 4G coverage

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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.

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 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.

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

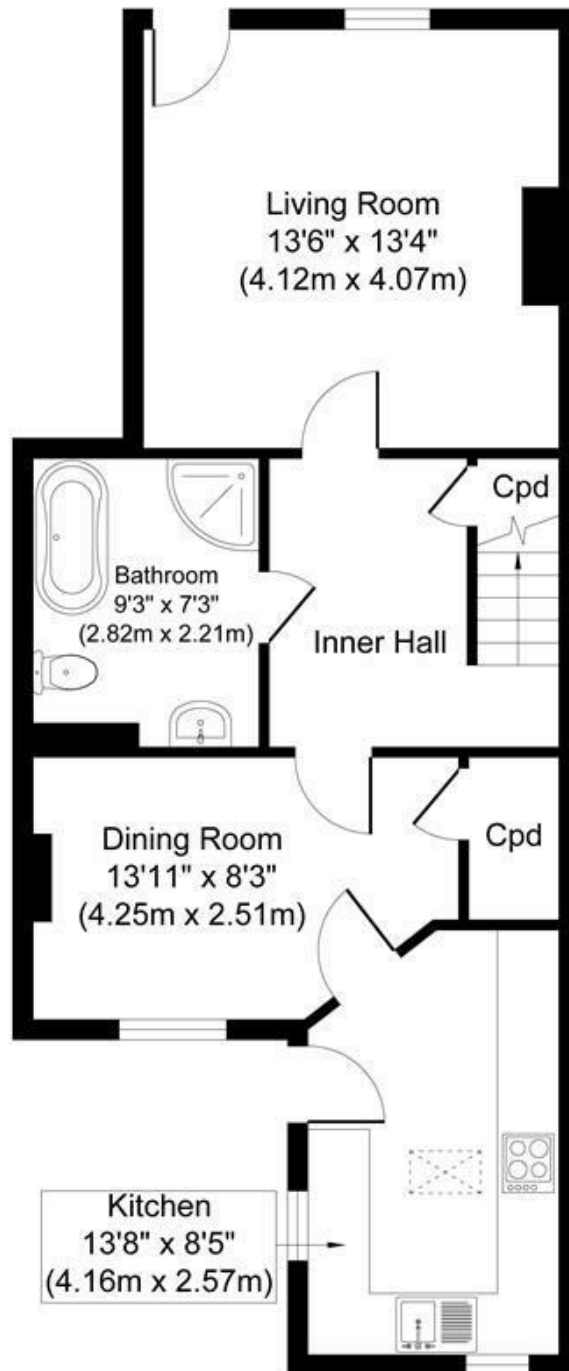
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

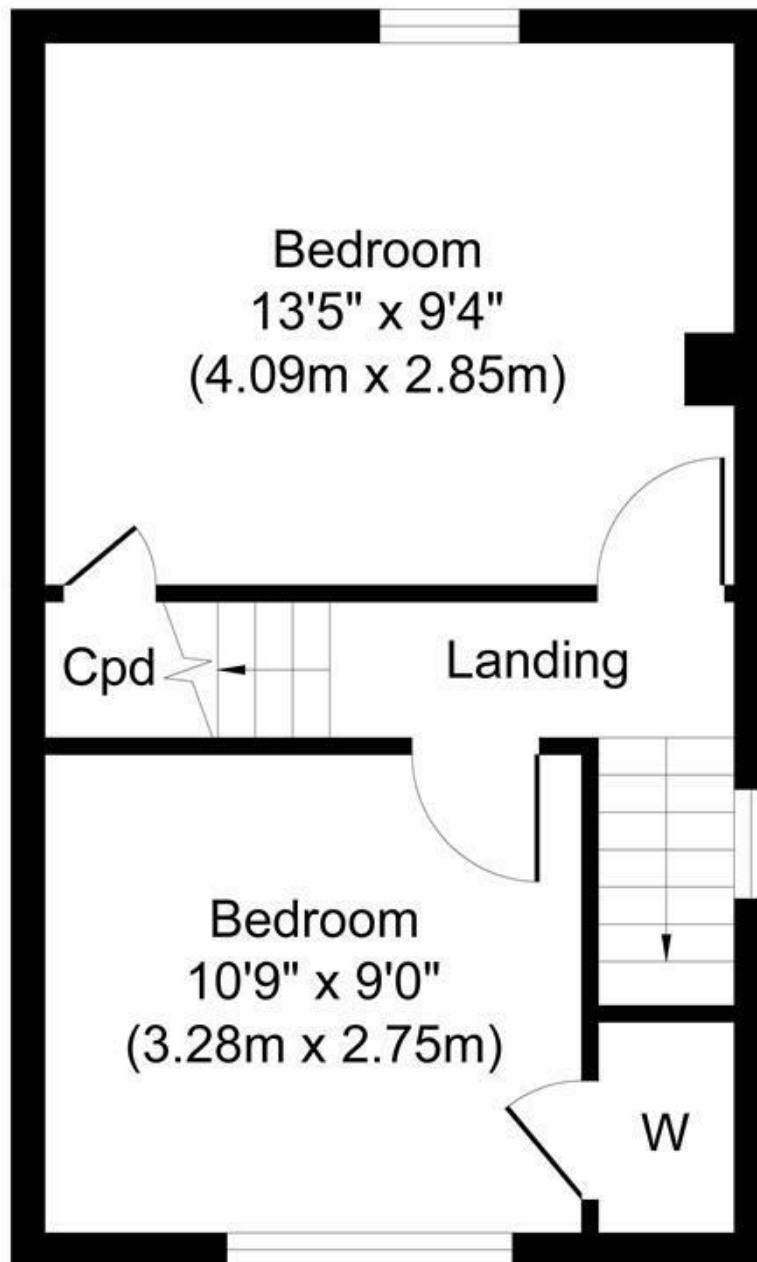




Ground Floor
Approximate Floor Area
574 sq. ft
(53.28 sq. m)

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.

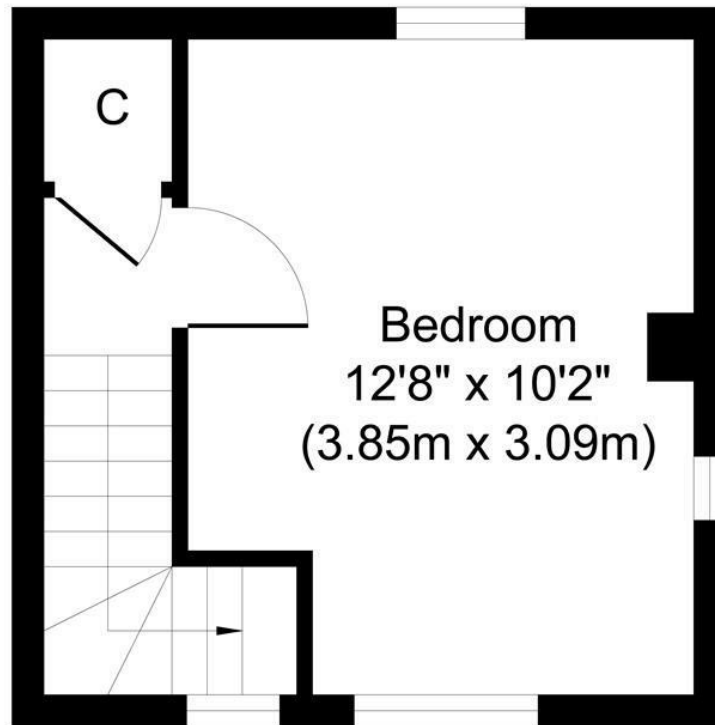
Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
310 sq. ft
(28.51 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.

Copyright V360 Ltd 2025 | www.houseviz.com



Second Floor
Approximate Floor Area
179 sq. ft
(16.64 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.
 Copyright V360 Ltd 2025 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

