

# Park Row



**Sweyne Garth, Swinefleet, Goole, DN14 8AP**

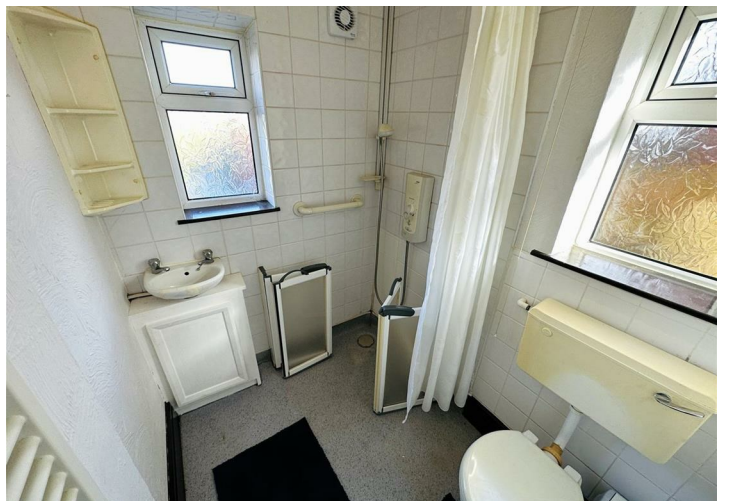
**Offers Over £140,000**



**\*\* VIEWS OVER FIELDS \*\* CLOSE TO SCHOOLS \*\*** Situated in the village of Swinefleet, this semi-detached property comprises: Hall, Lounge, Kitchen Diner and Shower Room. To the First Floor are three bedrooms and a family bathroom. Externally the property benefits from enclosed gardens to the front and rear, and outbuildings. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





















## PROPERTY SUMMARY

This semi-detached property located in the peaceful village of Swinefleet, offers a well-proportioned living space perfect for a family or first-time buyers. The property features a comfortable lounge providing space for relaxation. The kitchen diner is spacious and ideal for family meals and entertaining. Additionally, there is a shower room on this level, providing convenience and practicality. Upstairs, the property boasts three generously sized bedrooms, and a further family bathroom, providing all the essentials. Externally, the property benefits from a front and rear garden, offering outdoor space for recreation, gardening or entertaining. An outbuilding is also included, providing additional storage or potential for a variety of uses. This village location offers a perfect balance of rural charm and convenient access to nearby amenities.

## GROUND FLOOR ACCOMMODATION

### Hallway

17'3" x 6'5" (5.27m x 1.97m)

### Lounge

14'0" x 12'7" (4.29m x 3.84m)

### Kitchen Diner

14'0" x 9'4" (4.29m x 2.87m)

### Shower Room

6'2" x 4'11" (1.89m x 1.51m)

## SECOND FLOOR ACCOMMODATION

### Bedroom One

12'11" x 12'8" (3.95m x 3.87m)

### Bedroom Two

12'8" x 7'6" (3.87m x 2.29m)

### Bedroom Three

9'5" x 7'4" (2.88m x 2.25m)

### Bathroom

6'7" x 6'5" (2.02m x 1.97m)

## EXTERIOR

### Front

Enclosed front garden, predominantly laid to lawn with an assortment of shrubs and bushes.

### Rear

Enclosed rear garden, predominantly laid to lawn with a range of outbuildings.

## 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. Finally, turn left onto Sweyne Garth where the property can be clearly identified by our Park Row '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: 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

Heating: Electric

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:


GOOLE - 01405 761199

SELBY - 01757 241124

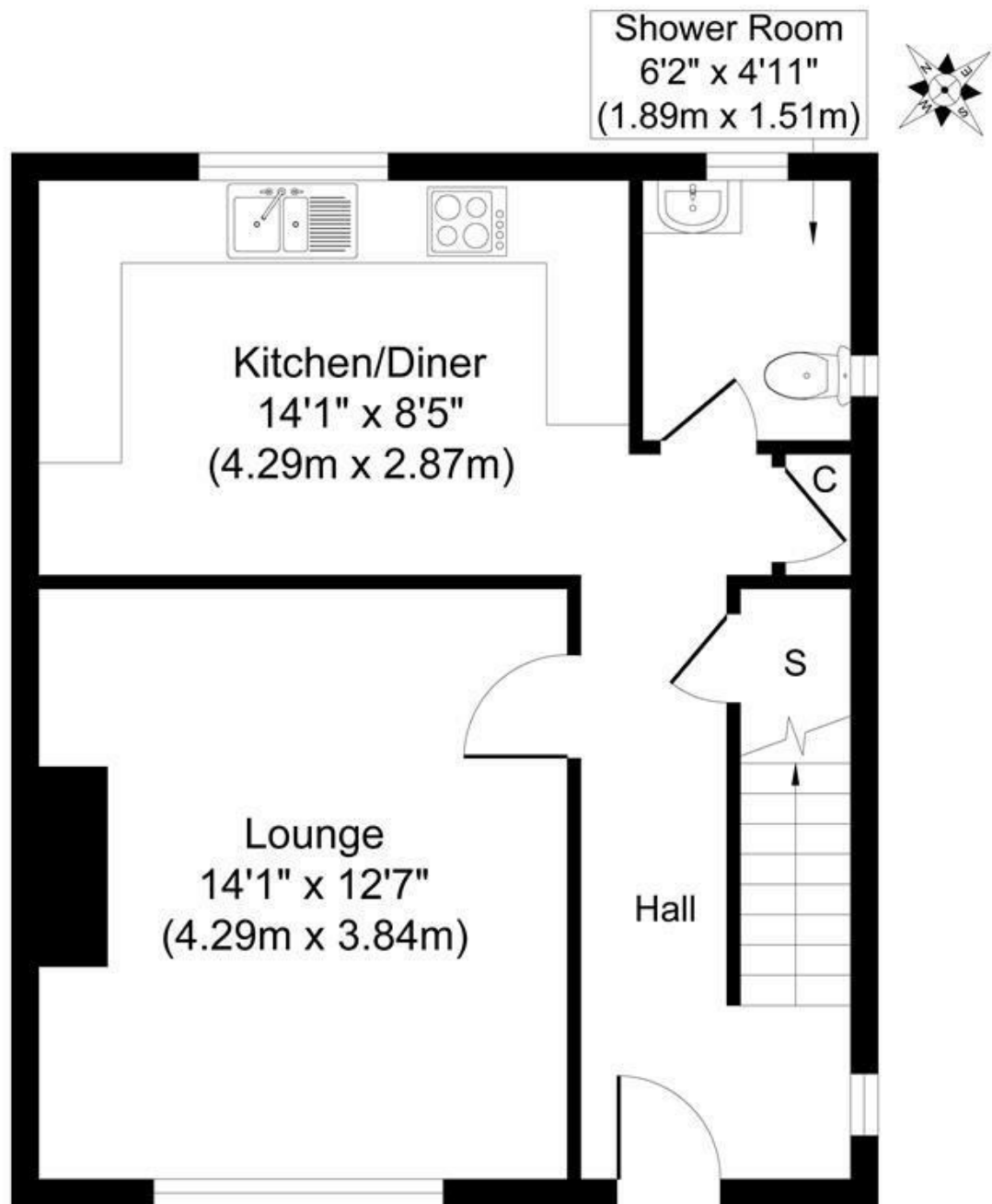
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





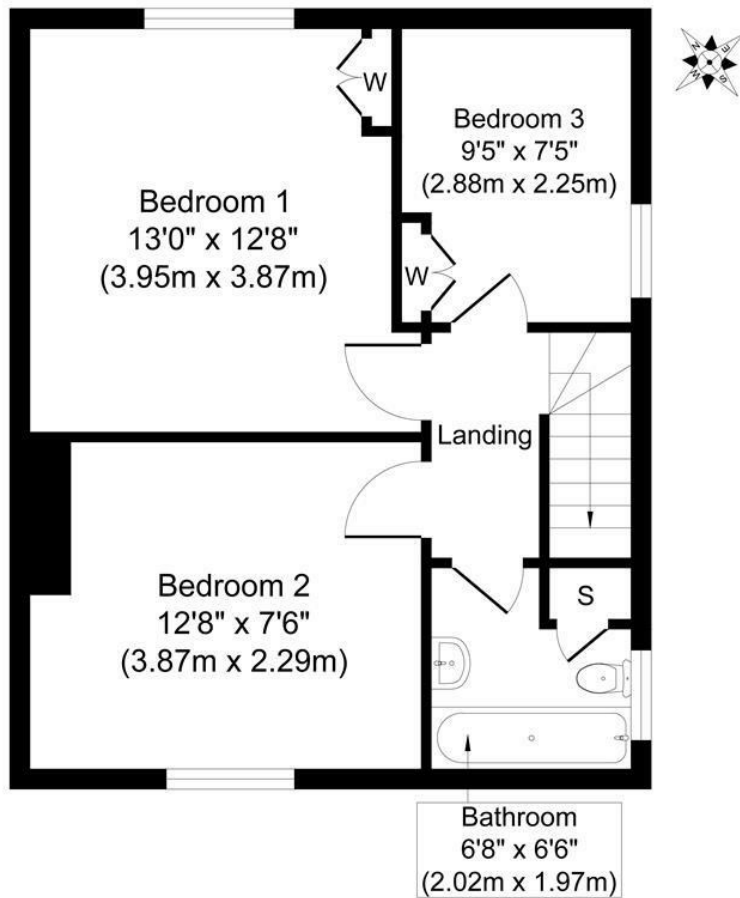


**Ground Floor**  
**Approximate Floor Area**  
**461 sq. ft**  
**(42.83 sq. m)**

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**  
**461 sq. ft**  
**(42.83 sq. m)**

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