

Park Row



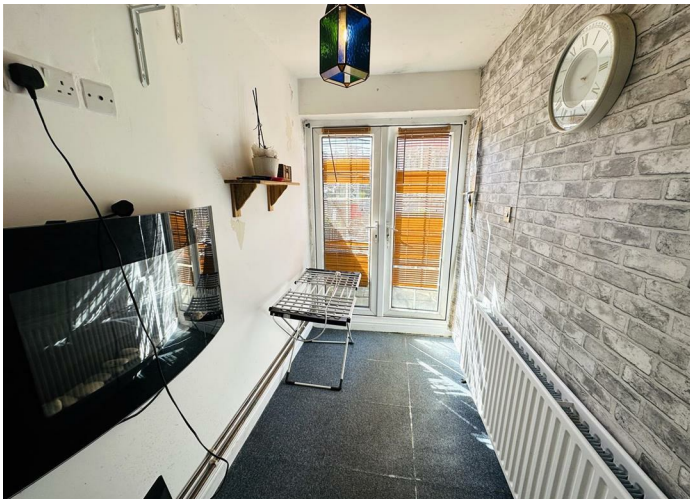
Common Piece, Swinefleet, Goole, DN14 8DE

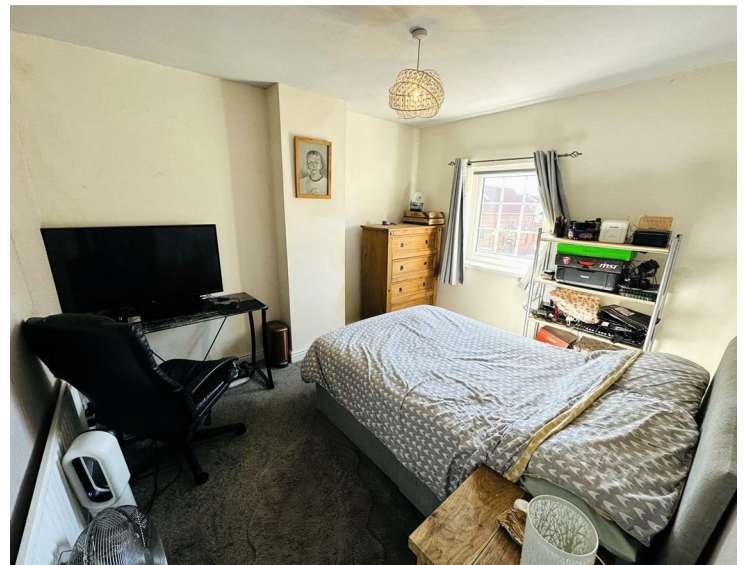
Offers Over £70,000



**** VILLAGE LOCATION ** CLOSE TO SCHOOLS **** Situated in the popular village of Swinefleet, this end of terrace property briefly comprises: Lounge, Breakfast Kitchen and Bathroom. The First Floor has two double bedrooms. Externally, the property has an enclosed rear yard. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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 rustic property is full of potential for a cosy retreat. A two-bedroom end-terrace property, located in the lovely village of Swinefleet. The property offers a great opportunity for first-time buyers or those looking for a project. The ground floor comprises a lounge, kitchen/diner and bathroom. Upstairs, you'll find two good-sized bedrooms. Externally, the property benefits from a low maintenance, enclosed rear yard. This property is perfectly situated close to the local primary school and very close to the local bus route.

GROUND FLOOR ACCOMMODATION

Lounge

12'5" x 10'7" (3.79m x 3.24m)

Kitchen/Diner

22'1" x 12'6" (6.74m x 3.82m)

Bathroom

9'3" x 5'9" (2.82m x 1.77m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'5" x 10'2" (3.81m x 3.10m)

Bedroom Two

11'3" x 9'8" (3.44m x 2.96m)

FRONT

REAR

DIRECTIONS

From our office on Pasture Road, Goole head southeast on Pasture Road (A161) towards Boothferry Road. Continue on A161, follow the A161 out of Goole, passing through the village of Old Goole. Enter Swinefleet, after approximately 3 miles, you'll arrive in Swinefleet. Once in Swinefleet, turn left onto Common Piece and the property has our for sale board attached to the wall.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding Of Yorkshire Council

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: lpg

Sewerage: Mains


Water: Mains

Broadband: Superfast

Mobile: 4G some 5G

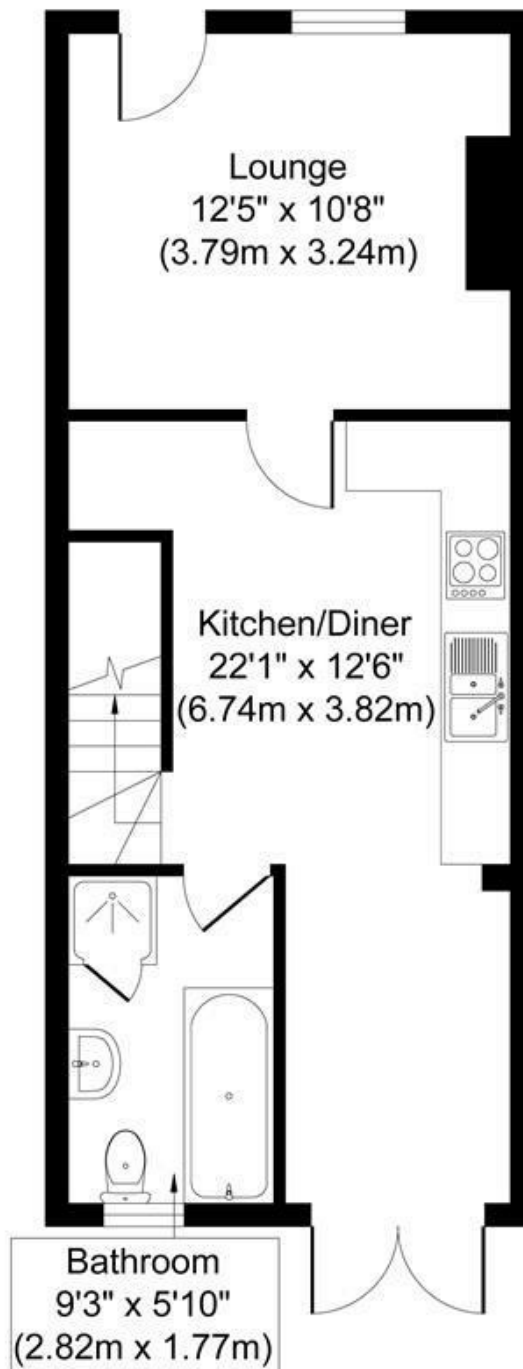
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VIEWINGS



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.

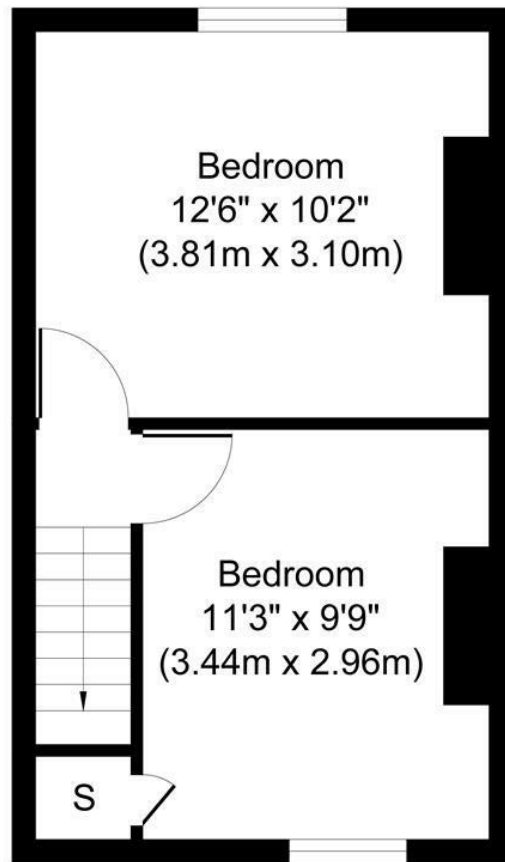




Ground Floor
Approximate Floor Area
413 sq. ft
(38.40 sq. m)

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
278 sq. ft
(25.83 sq. m)

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