

# Park Rôw



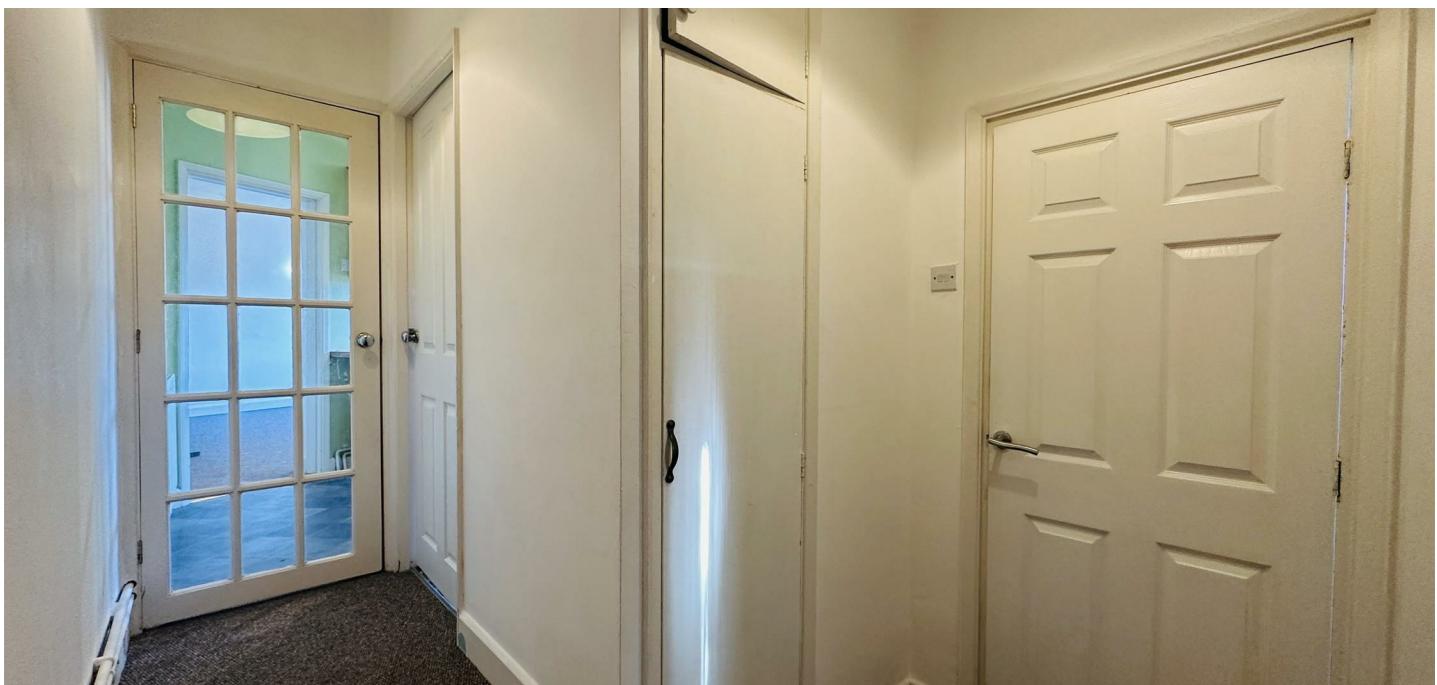
**Low Street, Swinefleet, Goole, DN14 8BX**

**Offers Over £110,000**



**\*\*LOW MAINTENANCE GARDEN\*\*UTILITY ROOM\*\*** Situated in Swinefleet this terraced house briefly comprises: Dining Room, Lounge, Kitchen, Hallway, Bathroom, separate W.C ,side entrance porch, Utility room. To the first floor are two Bedrooms. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS FAMILY 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 OVERVIEW

Situated in the village of Swinefleet, Goole, this corner plot end terraced house offers a unique blend of character and living.

The property boasts an older charm while providing ample space for comfortable living.

A side entrance porch is currently used as the way to enter the property, which then leads, through the hallway, to the spacious kitchen which is well equipped with cupboards. You then move on to what is currently used as a lounge leading into the dining room or a second reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The ground floor also features a bathroom along with a separate W.C., ensuring convenience for residents and visitors alike. The utility room at the rear adds practicality to daily life, making chores a breeze. With its quirky features and ample space downstairs – over 1000 sq m, this terraced house is perfect for those seeking a blend of traditional charm and modern functionality.

Low Street is within reach of local amenities. This property is a wonderful opportunity to create a warm and inviting home.

## GROUND FLOOR ACCOMMODATION

### Dining Room

18'4" x 11'2" (5.6m x 3.41m )

### Lounge

20'4" x 13'5" (6.21m x 4.09m)

### Kitchen

10'5" x 10'1" (3.18m x 3.09m )

### Bathroom

7'4" x 5'3" (2.25m x 1.61m)

### Ground Floor W.C

5'2" x m 2'9" (1.59m x m 0.84m)

### Utility Room

11'3" x 6'11" (3.43m x 2.12m)

### Side Entance

## FIRST FLOOR ACCOMMODATION

### Bedroom One

18'0" x 11'2" (5.50m x 3.41m)

### Bedroom Two

14'8" x 13'5" (4.48m x 4.09m)

## EXTERIOR

### FRONT

Flagged stone pathway which runs along the side of property and shared access road which leads to un-official off street parking.

## REAR

Between the property and garden is flagged access pathway shared with other properties. Behind the property there is an enclosed garden with the potential for off street parking.

## 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 and into Swinefleet, stay on the main road which is Low Street and the property can be 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 Council

Tax Banding: A

ding 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

Please note: The Tenure, Local Authority and Tax Bantheir own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

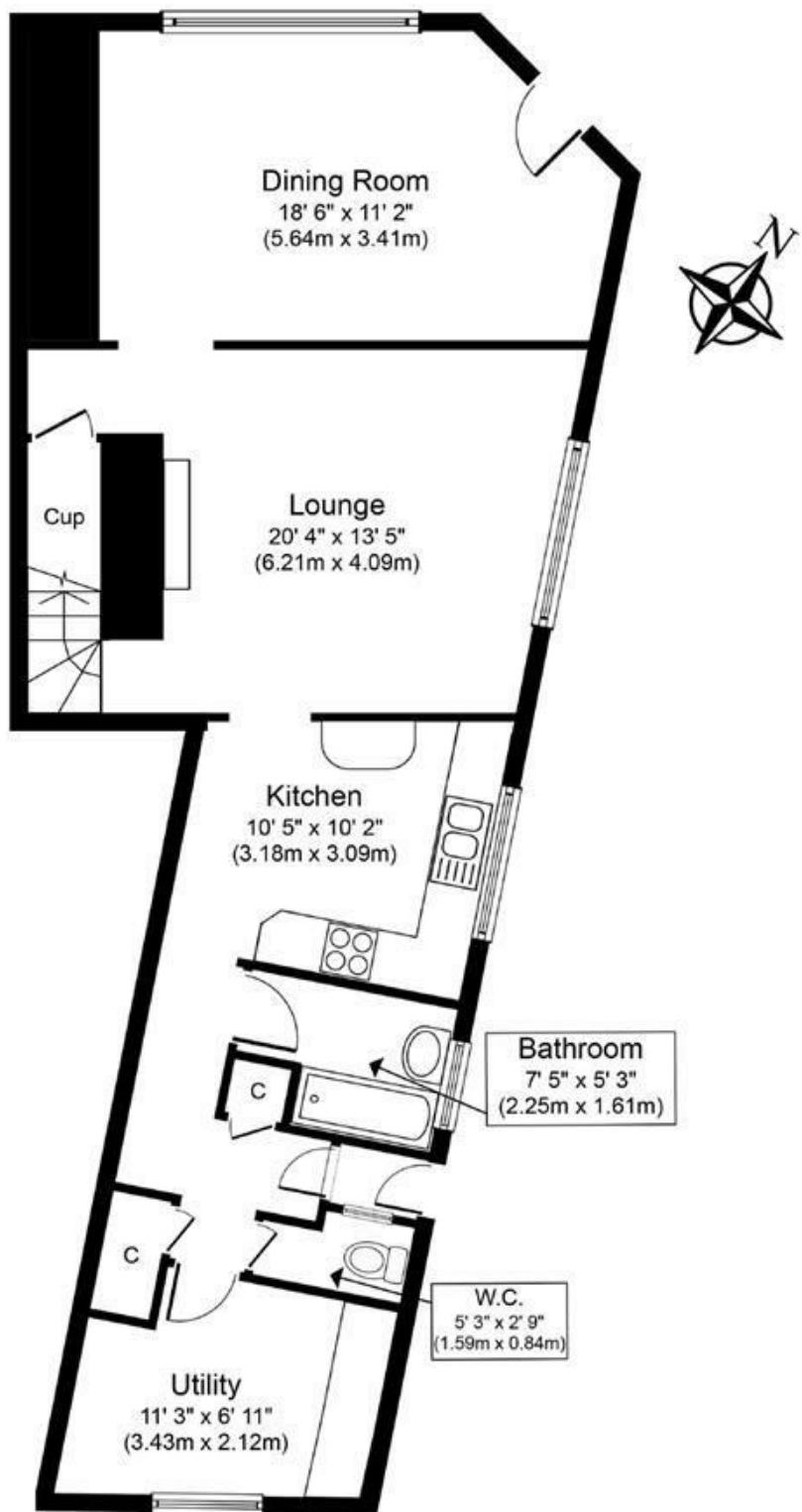
Mobile: 5G

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.

## 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.

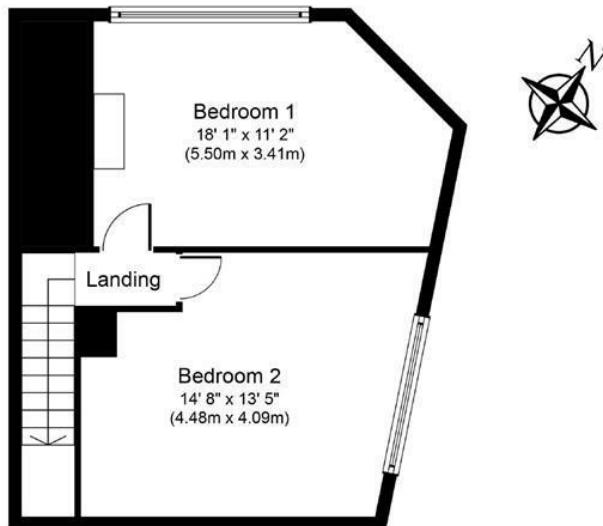


**Ground Floor**  
**Approximate Floor Area**  
**793 sq. ft.**  
**(73.7 sq. m.)**

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. 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**  
**477 sq. ft.**  
**(44.3 sq. m.)**

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**T** 01405 761199

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (91-91)                                     | B |         |           |
| (90-89)                                     | C |         |           |
| (89-88)                                     | D |         |           |
| (88-87)                                     | E |         |           |
| (87-86)                                     | F |         |           |
| (86-85)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   | 81      | 36        |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (91-91)   | B |         |           |
| (90-89)   | C |         |           |
| (89-88)   | D |         |           |
| (88-87)   | E |         |           |
| (87-86)   | F |         |           |
| (86-85)   | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   | 71      | 28        |
| England & Wales   |   |         |           |