

Park Rôw



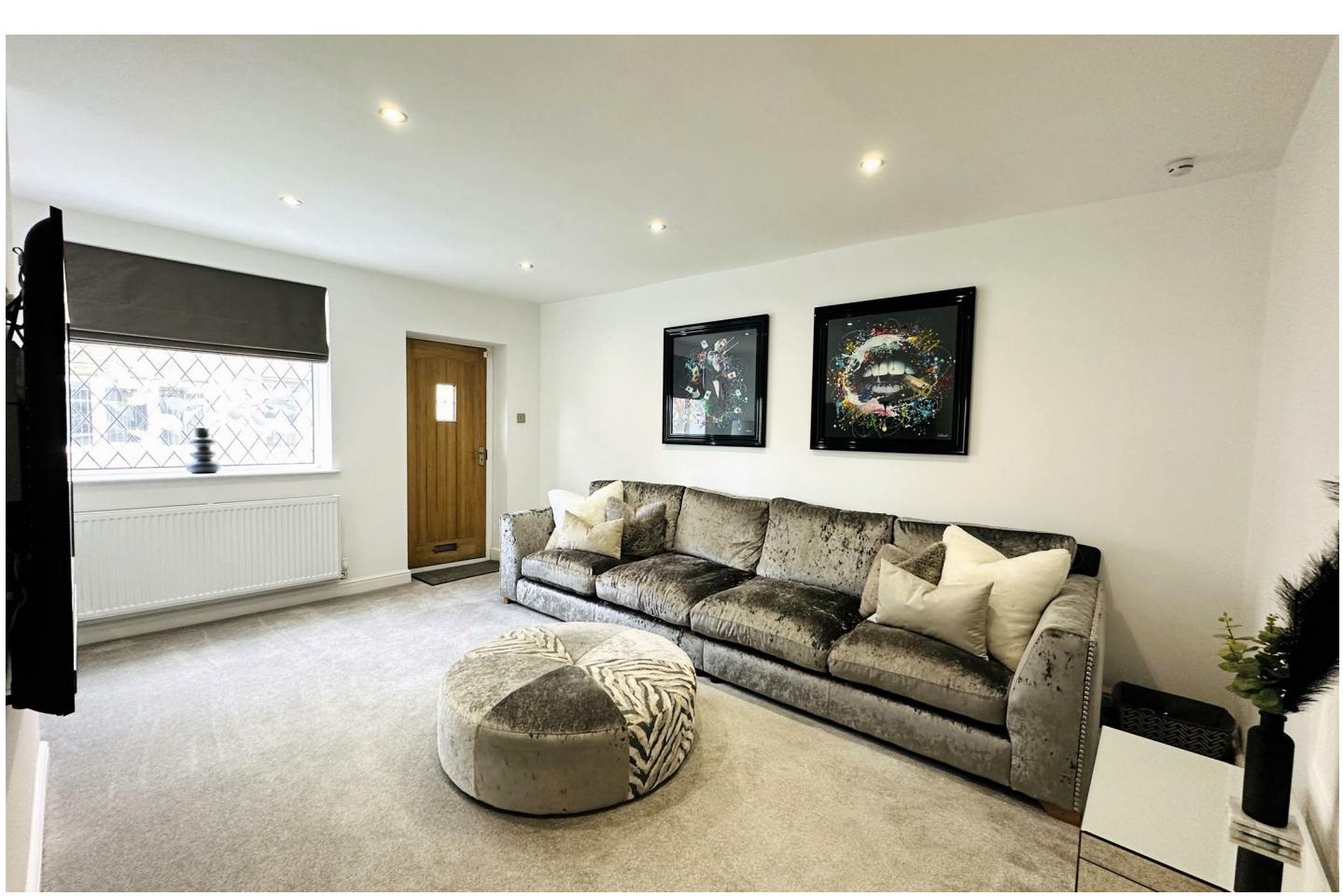
High Street, Swinefleet, Goole, DN14 8AG

Offers Over £210,000

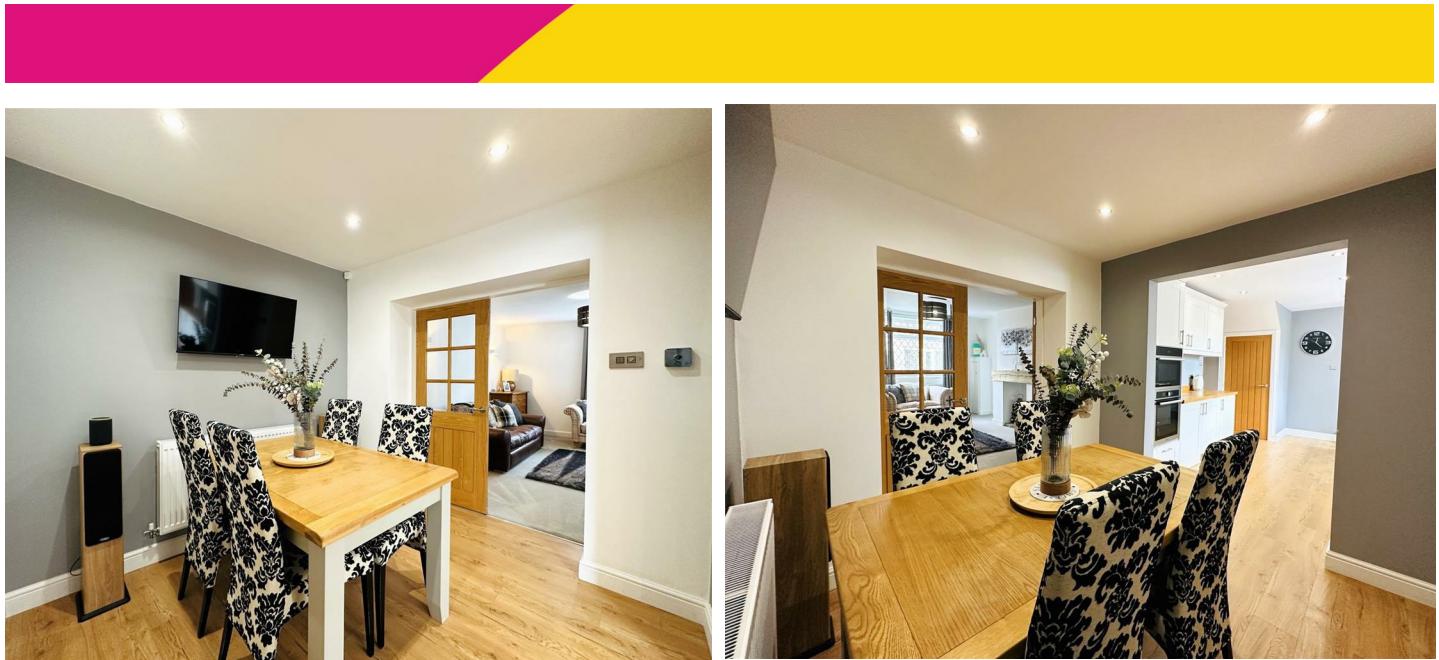


** SOUTH WEST FACING REAR GARDEN ** AMPLE OFF STREET PARKING ** Situated in the village of Swinefleet, this four bedroom detached property briefly comprises: Lounge, Kitchen Diner, Family Room / Bedroom Four, Utility and Ground Floor w.c. To the First Floor are a further three bedrooms and a Family Bathroom. Externally, the property benefits from ample off-street parking and enclosed rear garden. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.

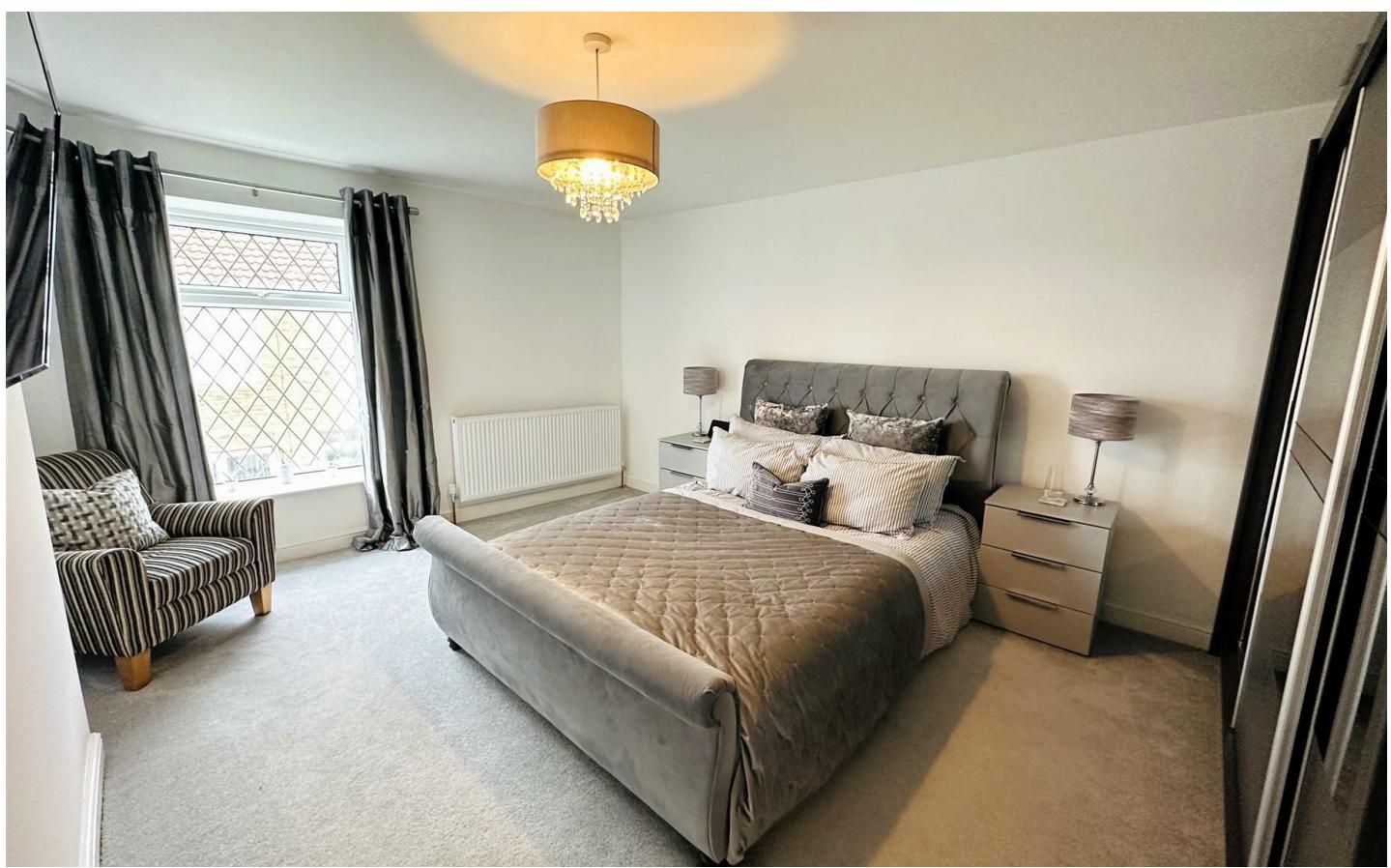


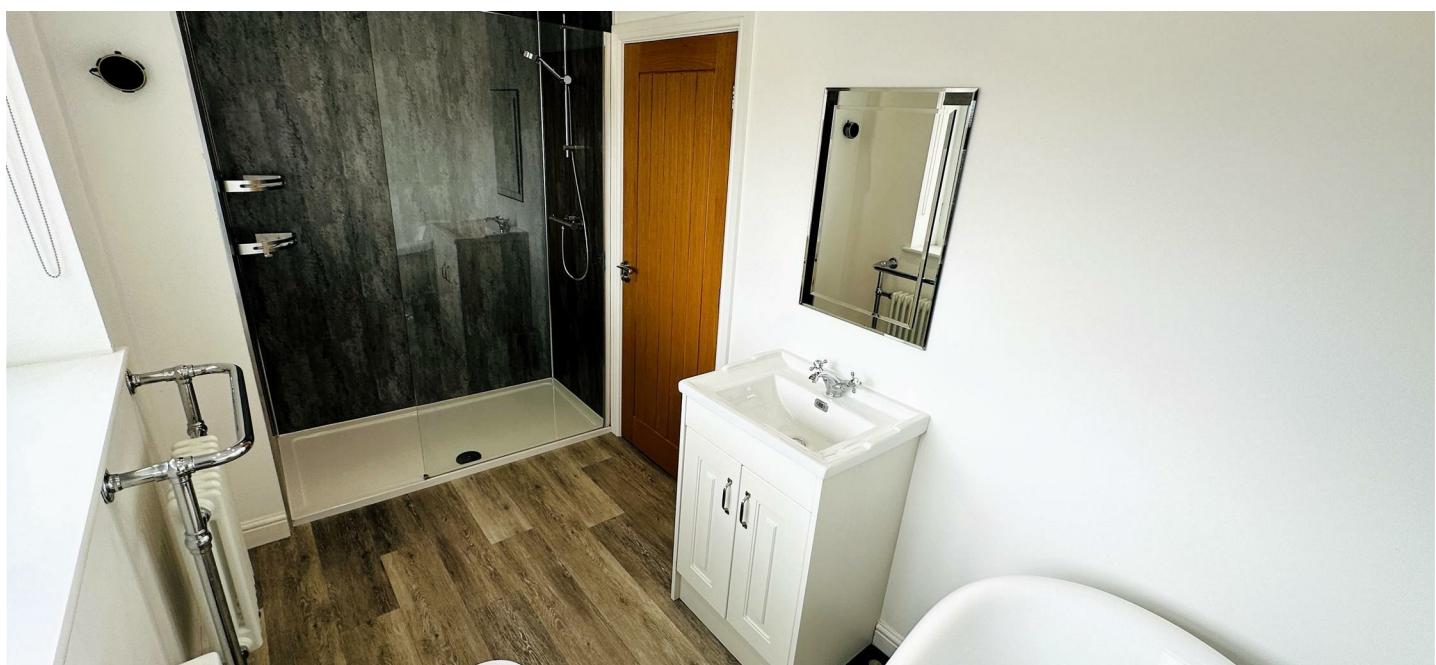




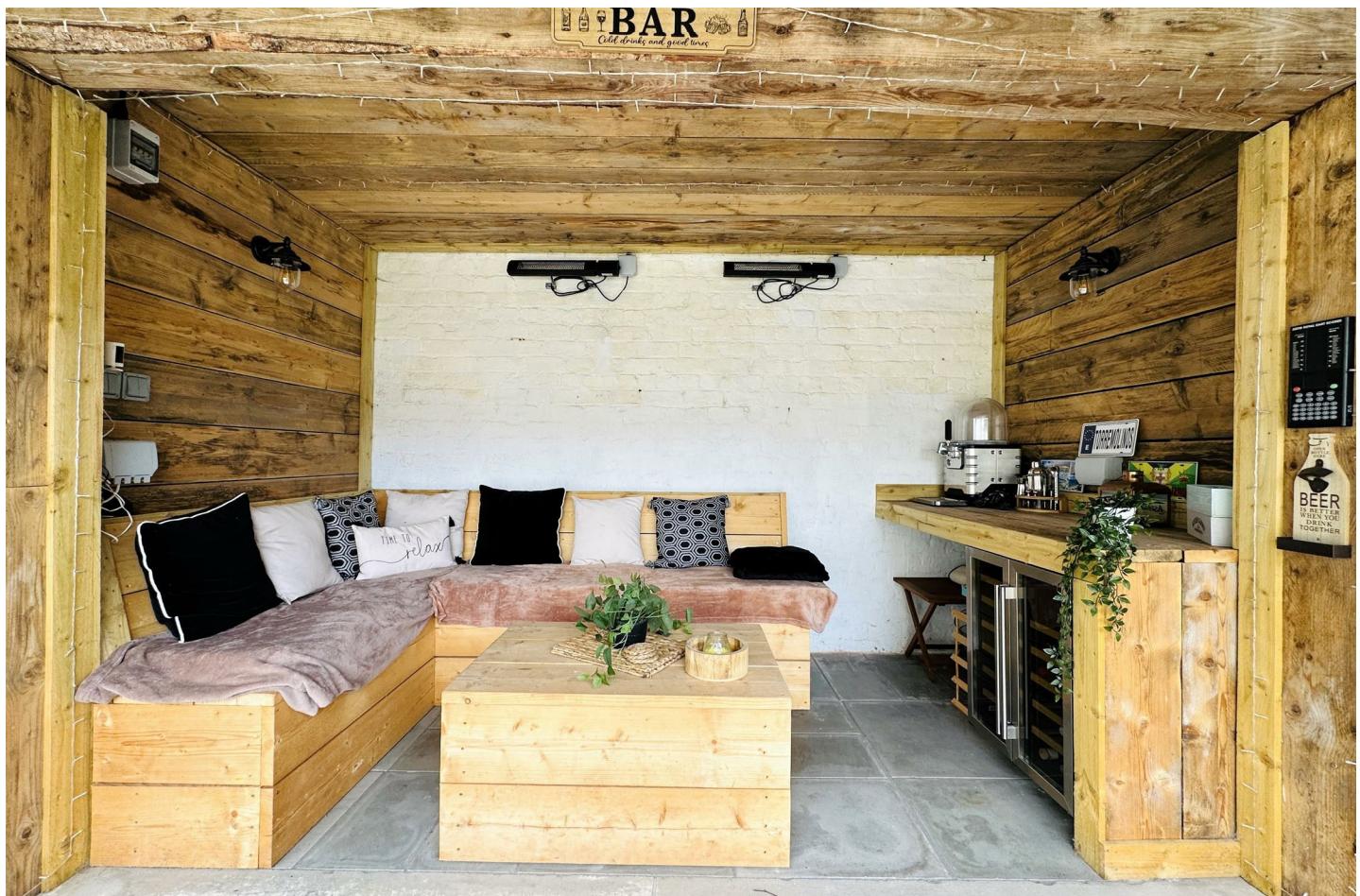
















PROPERTY OVERVIEW

Modern, detached family home with stylish interiors and impressive outdoor space. Beautifully presented throughout, this recently renovated detached home offers spacious, versatile living arranged over two floors, perfect for contemporary family life. Step into a bright and welcoming lounge, ideal for relaxing evenings, leading through to a stunning open-plan kitchen diner with sleek, modern fittings and plenty of space for entertaining. A separate family room, currently used as a second living space, also offers flexibility to be used as a fourth bedroom or home office. From the kitchen, a handy utility room and downstairs WC add further practicality. Upstairs, there are three stylish bedrooms, all well-proportioned, along with a contemporary family bathroom finished to a high standard featuring a bath and a separate shower. To the front, the property enjoys access via a quiet public footpath. At the rear, elevated decking extends from the back door, creating a perfect spot for al fresco dining. Steps lead down to a neatly landscaped gravel area, where you'll find a fantastic outbuilding currently used as a home bar — perfect for entertaining friends and family. Beyond a gated section is a generous outdoor space with ample gravel parking and a slightly raised artificial lawn, offering a great play area or additional outdoor seating. This is a stylish, ready to move in to home offering modern comfort, flexible living space, and standout outdoor features — ideal for families and those who love to entertain.

GROUND FLOOR ACCOMMODATION

Lounge

16'6" x 12'9" (5.03m x 3.90m)

Kitchen Diner

23'2" x 10'8" (7.07m x 3.26m)

Family Room / Bedroom Four

15'7" x 12'9" (4.76m x 3.91m)

Utility Room

9'4" x 8'11" (2.86m x 2.74m)

Ground Floor w.c

4'1" x 3'6" (1.25m x 1.08m)

FIRST FLOOR ACCOMMODATION

Bedroom One

15'6" x 12'2" (4.74m x 3.72m)

Bedroom Two

15'8" x 12'7" (4.80m x 3.86m)

Bedroom Three

12'1" x 7'7" (3.70m x 2.32m)

Bathroom

12'0" x 5'8" (3.67m x 1.73m)

EXTERNAL

Front

Public footpath.

Rear

Enclosed rear garden with decking area and an outhouse. Further area with ample parking and slightly raised artificial grass. External Combi Boiler.

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 right onto High Street, 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: 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

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 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.

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:

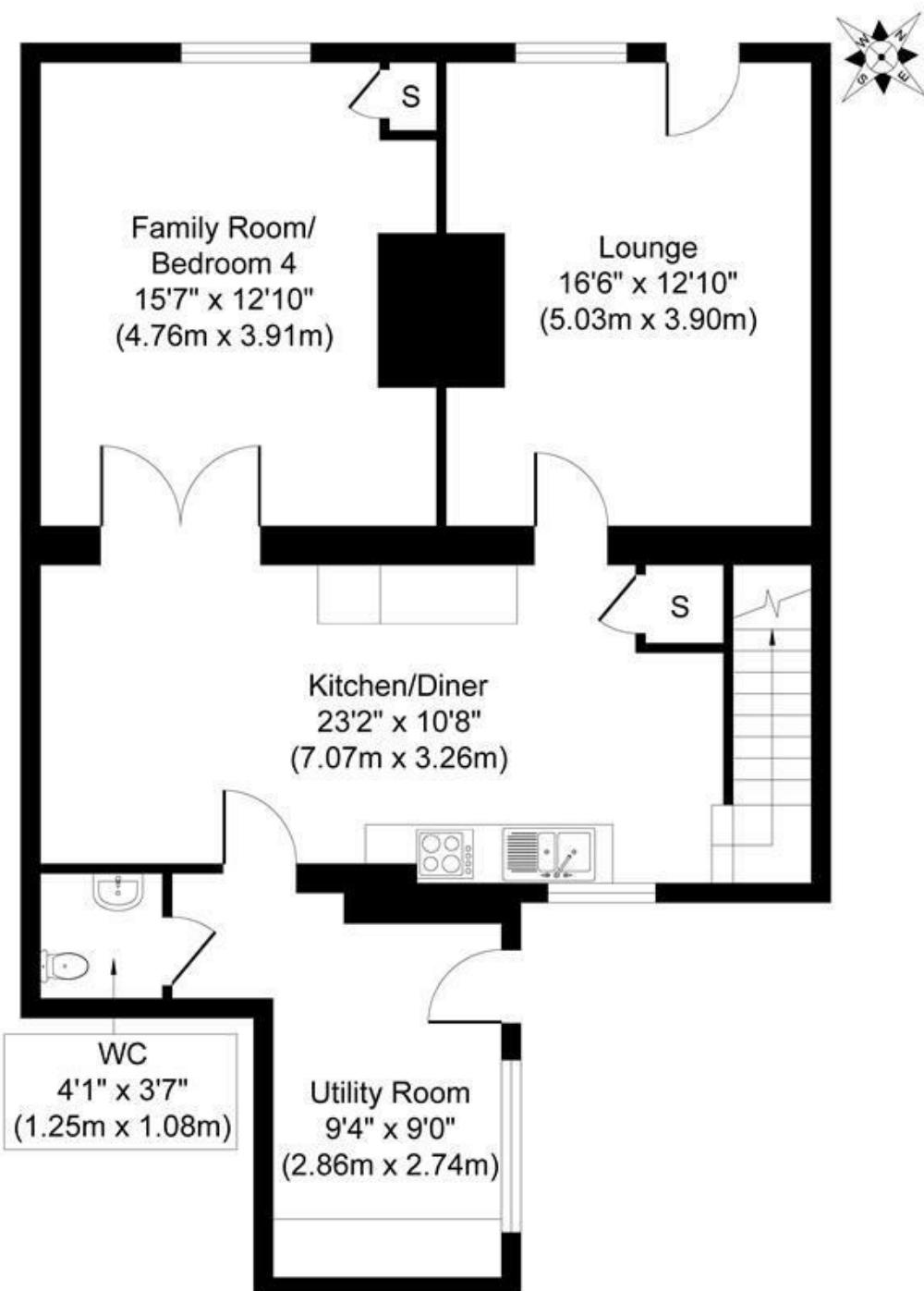
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

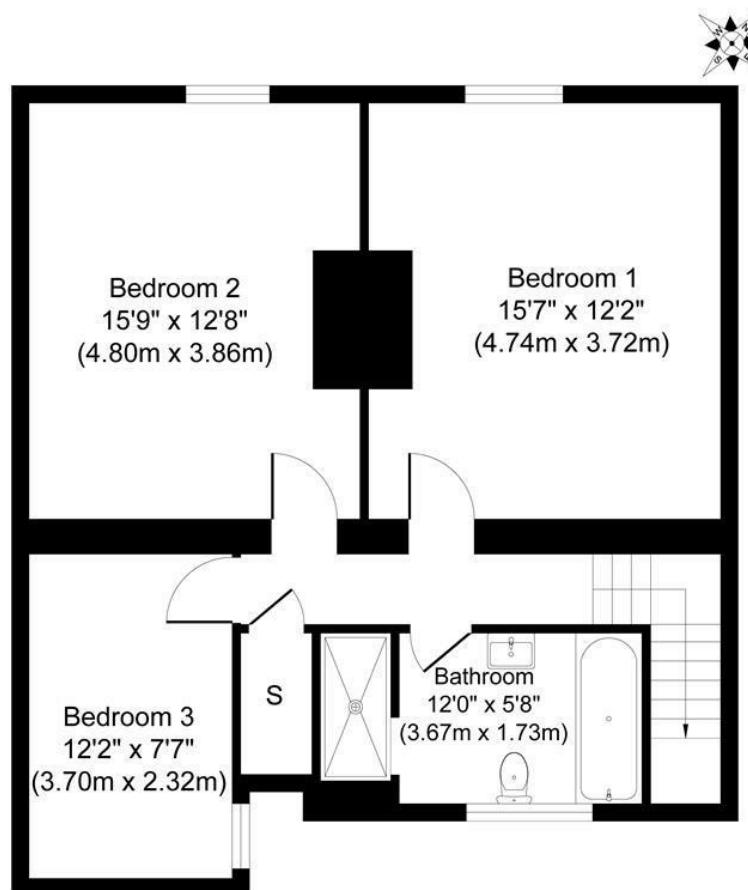
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
847 sq. ft
(78.69 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
697 sq. ft
(64.79 sq. m)

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W www.parkrow.co.uk

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (92 plus)	72
B (91-91)	51
C (90-89)	
D (89-88)	
E (88-87)	
F (87-86)	
G (86-85)	
Very energy efficient - higher running costs	
H (85-84)	
I (84-83)	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	72
B (91-91)	51
C (90-89)	
D (89-88)	
E (88-87)	
F (87-86)	
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