

Park Row



Ogilvey Close, Swinefleet, Goole, DN14 8EH

Offers Over £160,000



**** IMMACULATELY PRESENTED ** OPEN PLAN LIVING **** Situated in the village of Swinefleet, this semi detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen. To the first floor are three Bedrooms and Bathroom. Externally, the property benefits from block paved area for off street parking with the added benefit of an electrical vehicle charging point and well established garden to the rear with patio area. **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

Welcome to this stunning property located in the charming village of Swinefleet, East Yorkshire. Immaculately presented and finished to an exceptional standard, this home offers modern open-plan living on the ground floor, seamlessly blending the kitchen, dining, and living areas with stylish design and high-quality finishes. Featuring off-street parking with an electrical vehicle charging point, and a fully enclosed rear garden with a brick wall, this property is perfect for first-time buyers looking for a move-in-ready home in a picturesque village setting. This home is certainly a beautifully crafted residence!

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c

5'6" x 2'8" (1.69m x 0.83m)

Lounge

14'11" x 10'4" (4.55m x 3.15m)

Kitchen

13'6" x 8'4" (4.13m x 2.55m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

14'10" maximum x 8'1" (4.53m maximum x 2.47m)

Bedroom Two

9'3" x 8'3" (2.82m x 2.53m)

Bedroom Three

9'3" x 6'3" (2.82m x 1.92m)

EXTERIOR

Front

Decorative block-paved area offering off street parking with pedestrian access gate giving access to the rear of the property and the electric vehicle charging point.

Rear

Predominantly laid to lawn with established borders and patio area. Fully enclosed with brick wall to create a secluded sanctuary.

Directions

From our Park Row office head towards First Avenue and turn left at the traffic lights onto Boothferry Road, then turn right onto Mariners Street. Keep right and continue on Coronation Street then continue onto Lower Bridge Street and onto Bridge Street. Bridge Street turns left and then turns into Swinefleet Road and continue onto Goole Road. From here turn left onto High street, and finally, take a right onto

Ogilvey Close where the property can be clearly identified by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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: Gas Bottle

Sewerage: Mains

Water: Mains

Broadband: Super Fast

Mobile: 4G

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.

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 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:

SELBY - 01757 241124

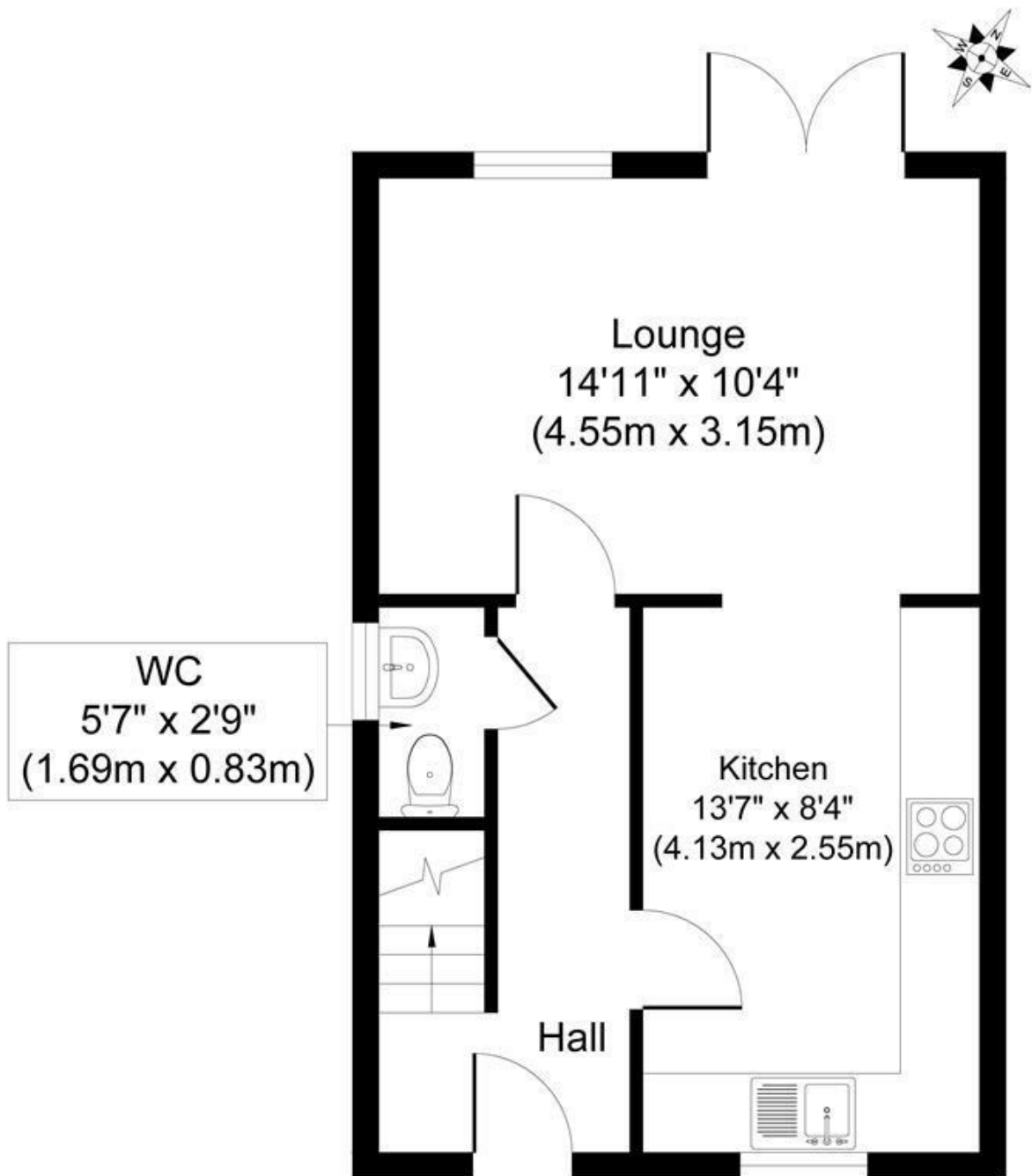
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

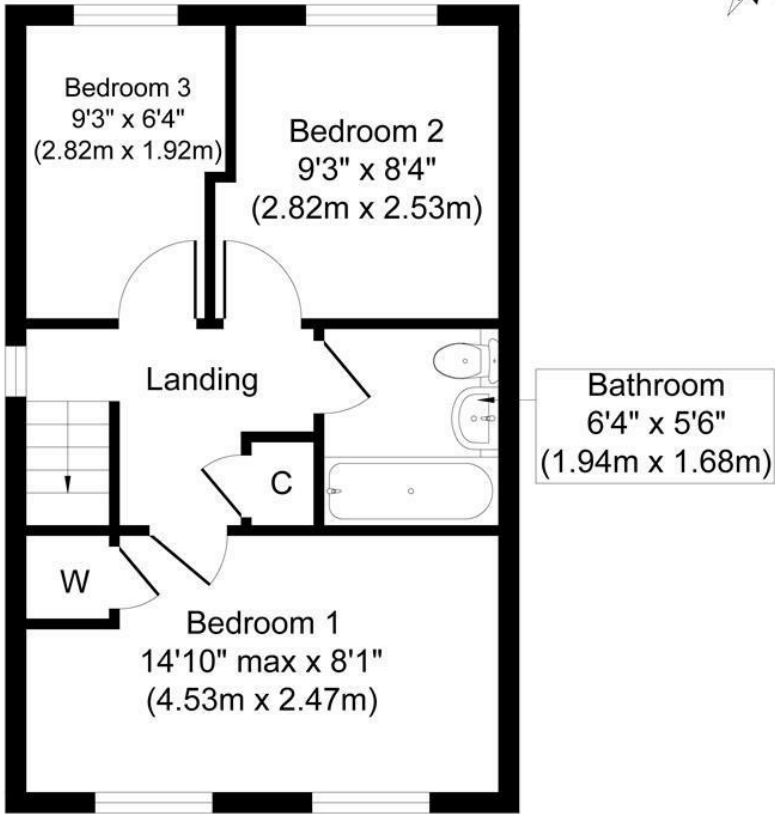




Ground Floor
Approximate Floor Area
361 sq. ft
(33.57 sq. m)

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
361 sq. ft
(33.57 sq. m)

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