

# Park Row



**Swanland Court, Thorne, Doncaster, DN8 5UT**

**Offers Over £325,000**



**\*\*MARKERT TOWN LOCATION\*\*CLOSE TO COMMUTER LINKS\*\*** Situated in Thorne this detached family home briefly comprises: Hall, Ground Floor W.C., Study, Lounge, Dining Room, Kitchen and Utility Room. The first floor offers four bedrooms with the master bedroom having an En-Suite and additional Family Bathroom. Externally, the property has a front garden and driveway leading to a detached double garage. To the rear is an enclosed garden with patio area, decking area and views over fields. **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'**



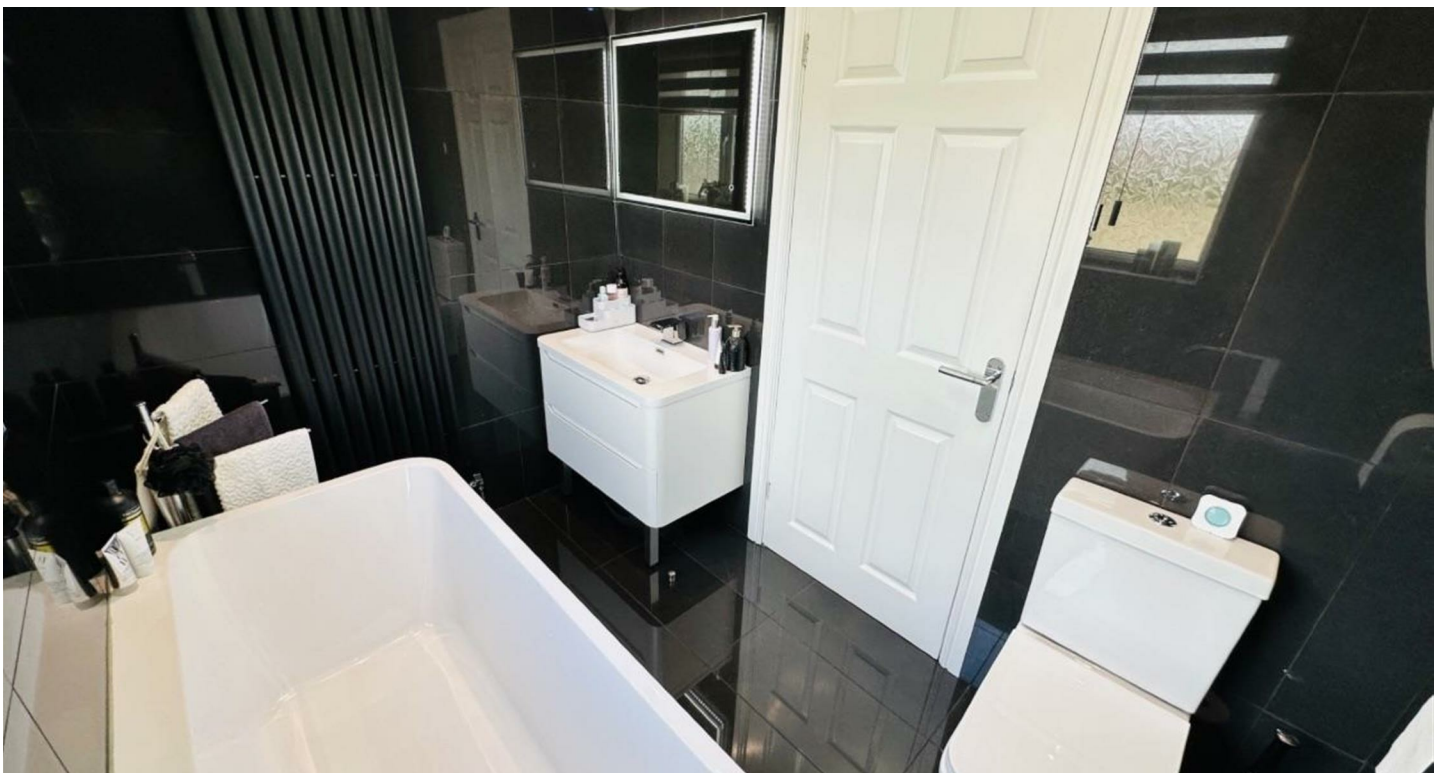




















## PROPERTY SUMMARY

This exceptionally well-presented and thoughtfully designed detached family home offers spacious and versatile accommodation throughout, complemented by a beautifully landscaped south-west facing garden with open field views to the rear.

The ground floor welcomes you with a practical entrance hall leading to a convenient w.c, a separate study ideal for home working, and a generous lounge perfect for relaxation and entertaining. The modern fitted kitchen is finished to a high standard and benefits from a useful utility room, while patio doors provide seamless access to the rear garden. A separate dining room offers additional entertaining space, featuring direct access to both the lounge and kitchen, along with further patio doors opening onto the garden.

To the first floor, the impressive principal bedroom enjoys the luxury of a private en-suite shower room. There are three further well-proportioned bedrooms and a contemporary family bathroom, complete with a stylish Bluetooth-enabled mirror.

Externally, the property continues to impress with ample off-road parking provided by a spacious driveway and garage. The beautifully maintained rear garden has been designed to maximise outdoor enjoyment, featuring a decked terrace directly accessed from the house, a paved seating area, and a further decked entertaining space beneath a contemporary shade structure with a central ornamental pond creating an attractive focal point, while a well-kept lawn sits at the heart of the garden. Enjoying a desirable south-west facing aspect, the garden benefits from excellent sunlight throughout the day and delightful open views across neighbouring fields.

## GRUND FLOOR ACCOMMODATION

### Hall

14'4" x 6'2" (4.39m x 1.88m )

### Ground Floor w.c

6'2" x 3'8" (1.89m x 1.12m )

### Study

6'9" x 6'3" (2.06m x 1.91m)

### Lounge

16'10" x 14'6" (5.15m x 4.43m)

### Kitchen

16'6" x 8'9" (5.05m x 2.67m)

### Utility

6'9" x 5'7" (2.08m x 1.71m)

### Dining Room

10'9" x 9'9" (3.28m x 2.99m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'6" x 13'2" (4.44m x 4.03m)

### Ensuite

7'10" x 4'5" (2.40m x 1.35m )

### Bedroom Two

13'2" x 8'9" (4.03m x 2.68m)

### Bedroom Three

11'1" x 11'1" (3.39m x 3.38m)

### Bedroom Four

9'5" x 7'9" (2.88m x 2.38m)

### Bathroom

8'2" x 5'8" (2.51m x 1.74m )

## EXTERIOR

### Front

Front garden with hedges and a driveway leading down the side of the property to a detached double garage.

### Rear

Fully enclosed rear garden with patio and decking areas and views over fields.

## DIRECTIONS

From the M18, take Junction 6 and then take the A614 exit to Thorne onto Selby Road/A614. This turns into Field Side, and continue onto King Street. Cross the junction onto Silver street and then follow it along to Ellison Street. Finally turn left onto Swanland Court where the property can be clearly identified by a Park Row 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: South Yorkshire

Tax Banding: C

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 Mains

Sewerage: Mains

Water: Mains

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.

## 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.

## 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.

## 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

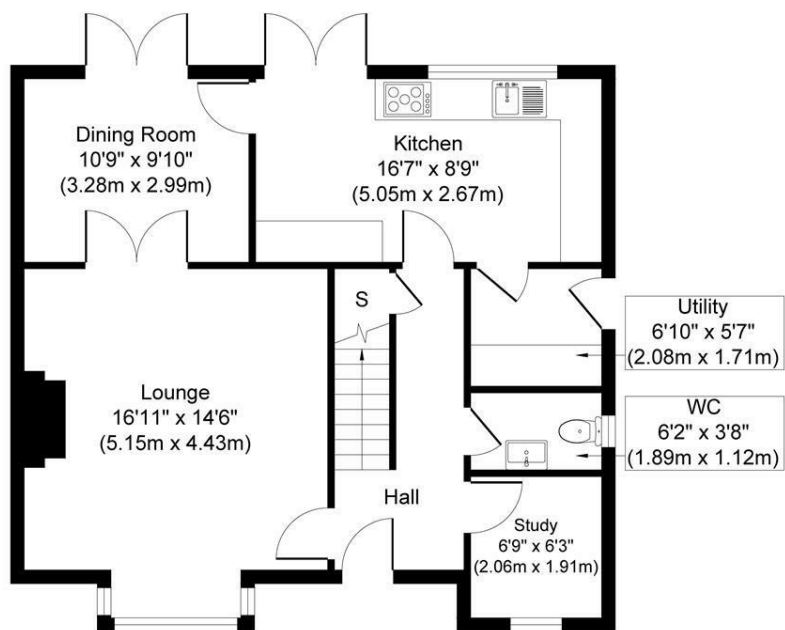
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

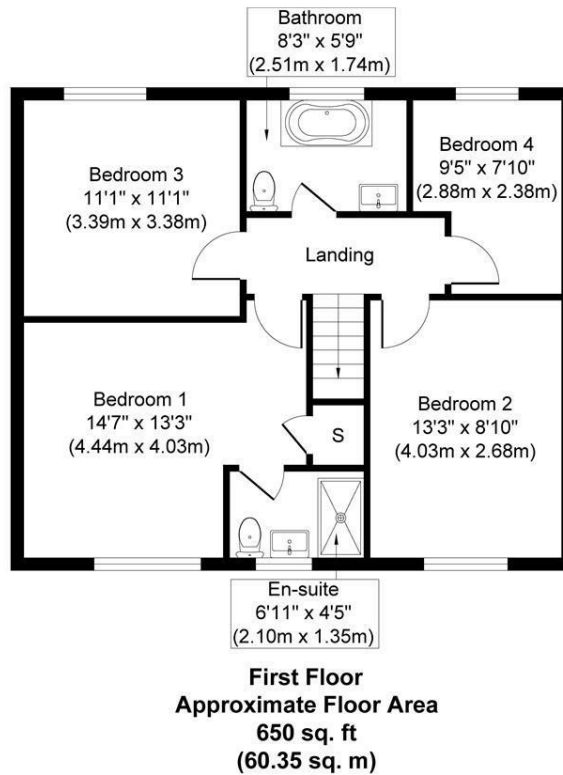
SHERBURN IN ELMET - 01977 681122



**Ground Floor**  
**Approximate Floor Area**  
**678 sq. ft**  
**(63.02 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency: Current 72, Potential 75  
 Environmental Impact: Current 69, Potential 70