

Park Row

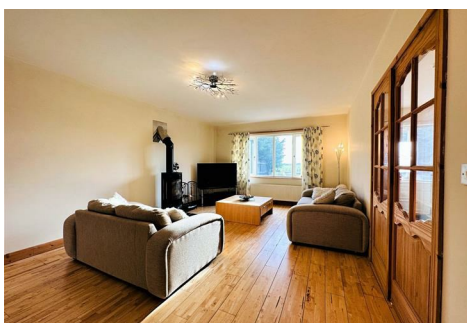


Swinefleet Road, Old Goole, Goole, DN14 8AA

Offers Over £280,000



**** ENCLOSED REAR GARDEN ** EXTENSIVE HARDSTANDING TO FRONT **** Situated on the outskirts of Old Goole, this Detached family home briefly comprises: Hallway, Ground Floor w.c, Lounge Diner, Kitchen, Utility and Family Room/Bedroom Five. To the First Floor are four double bedrooms, En-Suite to the Master Bedroom, and Family Bathroom. The Second Floor, accessed via loft hatch, benefits from a fully skimmed loft space with central heating and lighting. Externally, the property has a hardstanding to the front, whilst also offering open views over fields, with an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS LOVELY 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'.**



Ground Floor Accommodation - Entrance

UPVC door with top section having double glazed frosted panel to the front elevation, leading into:

Hallway

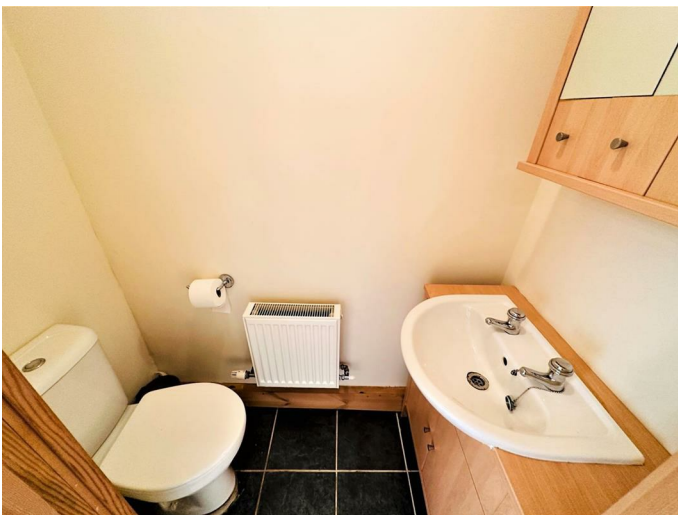
25'4" x 7'2" (7.73m x 2.19m)



UPVC double glazed frosted panels flanking front door. Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiators, under stairs storage alcove and wood flooring. Doors leading off.

Ground Floor W.C

5'6" x 2'5" (1.68m x 0.75m)



White low flush w.c with chrome fittings and white wash hand basin with chrome taps over set into timber effect vanity unit. Central heating radiator, electric extractor and tiled flooring.

Lounge Diner

34'11" x 13'5" (10.66m x 4.11m)



Timber double doors with top section having single glazed panels leading to Hallway. Freestanding 'Henley' wood burning stove. UPVC double glazed bay window to the front elevation giving views over fields. Central heating radiator, television point and wood flooring.

Dining Section: UPVC double glazed French doors to the rear elevation leading to the rear garden/patio area. Central heating radiators, wood flooring and double aperture flowing through into:

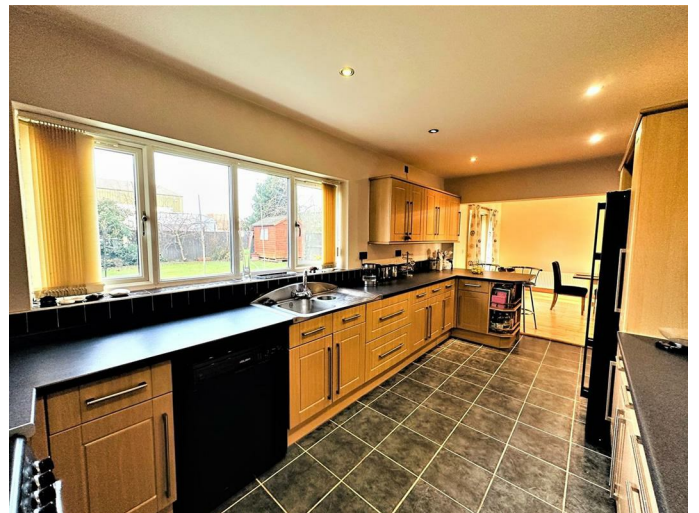




Kitchen 17'9" x 9'2" (5.42m x 2.80m)



Range of beech effect base and wall units in 'Shaker' style with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminate worksurface with matching upstand and tiled splashback. UPVC double glazed window to the rear elevation. Double extractor fan over benefitting from downlighting, plumbing for dishwasher, integrated wine rack and tiled flooring. Timber door with top section having single glazed panel leading to Hallway.





Utility

11'10" x 6'0" (3.62m x 1.85m)

Range of beech effect base and wall units in 'Shaker' style with brushed chrome handles. Granite effect laminate worksurface and plumbing for washing machine. Central heating radiator, extractor fan and tiled flooring. UPVC 'stable-style' door with top section having double panel to the side elevation.

Family Room/Bedroom Five

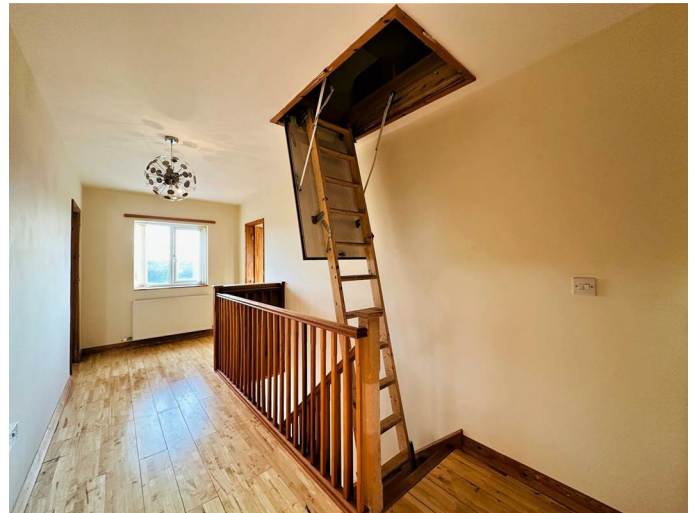
18'0" x 10'2" (5.51m x 3.10m)



UPVC double glazed window to the front elevation giving views over fields. Central heating radiator, television and telephone points and wood effect flooring.



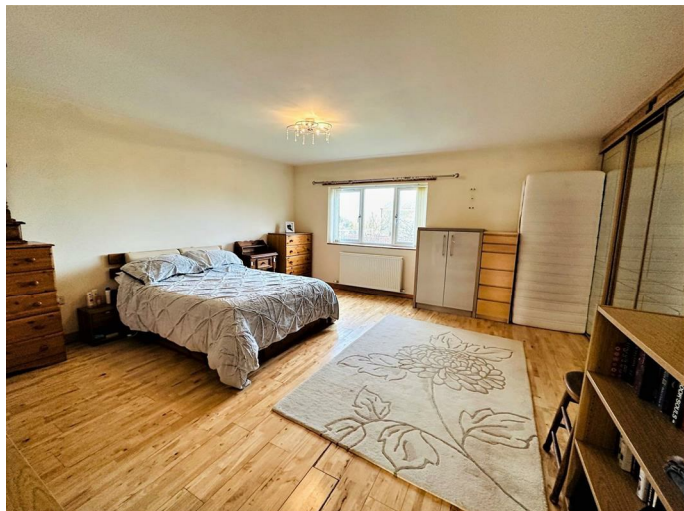
First Floor Accommodation - Landing



UPVC double glazed window to the front elevation giving views over fields. Further balustrade and spindles, storage cupboard, loft access, central heating radiator and doors leading off.

Bedroom One

15'8" x 15'8" (4.80m x 4.79m)

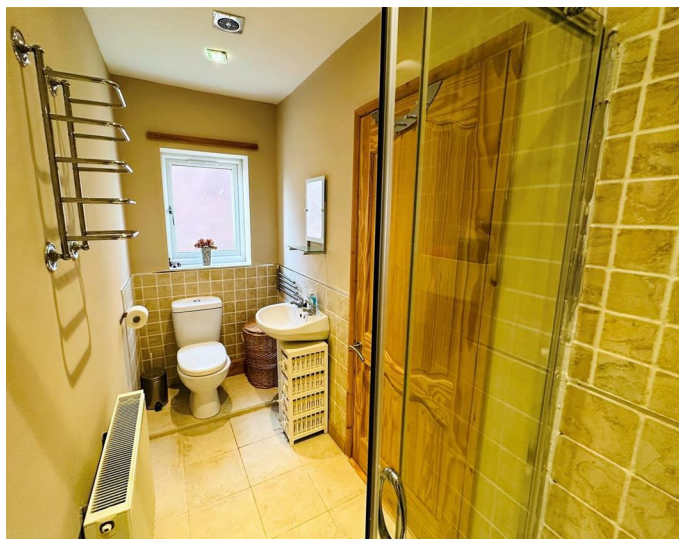


Range of mirror-fronted fitted wardrobes with sliding doors. UPVC double glazed window to the rear elevation, central heating radiator and wood flooring. Door leading through into:



En-Suite

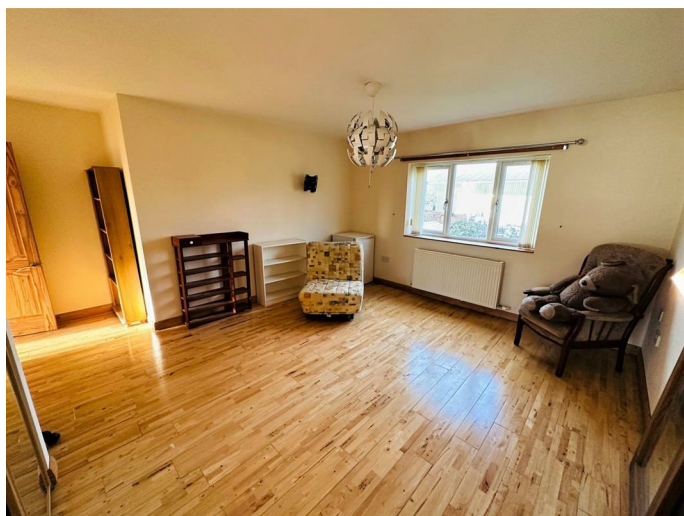
10'1" x 3'10" (3.08m x 1.18m)



Chrome trimmed shower cubicle, housing white and chrome 'Triton' shower. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The shower area is tiled to ceiling height, with the rest of the suite area being tiled to mid-height, and tiled flooring UPVC double glazed frosted window to the side elevation. Central heating radiator and electric extractor fan.

Bedroom Two

16'4" x 15'6" (4.98m x 4.73m)



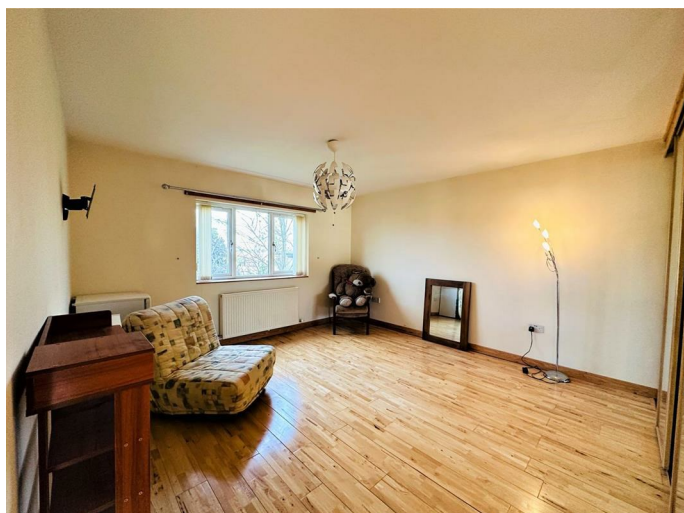
Range of mirror-fronted fitted wardrobes with sliding doors. UPVC double glazed windows to the rear elevation, central heating radiator and wood effect flooring.

Bedroom Three

12'11" x 11'5" (3.96m x 3.49m)

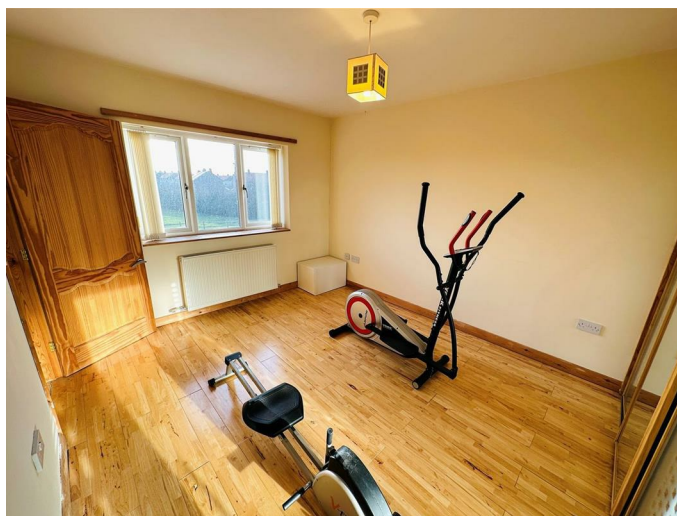


Range of mirror-fronted fitted wardrobes. UPVC double glazed windows to the front elevation, central heating radiator and wood effect flooring.



Bedroom Four

11'5" x 10'2" (3.50m x 3.10m)



Range of mirror-fronted fitted wardrobes. UPVC double glazed windows to the front elevation, central heating radiator and wood effect flooring.



Bathroom

12'11" x 6'9" (3.96m x 2.07m)



White 'P-shaped' panel bath with chrome mixer tap, white and chrome 'Triton' shower and chrome trimmed shower screen. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window the side elevation. The bath area is tiled to ceiling height with wood effect flooring. Central heating radiator and electric extractor fan.



Attic Space

31'4" x 15'7" (9.56m x 4.77m)

All walls and ceiling have been skimmed. Access doors into eaves storage, central heating radiator and lighting.

Exterior - Front



Outside lamps with raised stone pathway running along the front and down the side of the property. Decorative stoned hardstanding with the boundaries defined by brick wall, timber fence and timber posts. Further flagged pathway, with outside tap, leading through into:

Rear



Flagged stone patio area with outside floodlight, and pathway continuing through the lawned garden section. The garden section is herbaceously planted with mature, established trees and shrubs. The rear is defined by timber fence, timber posts, metal posts, concrete posts and concrete gravel boards.



Directions

From our Goole office, head South on Pasture Road and turn left onto Boothferry Road. Turn right onto Mariners Street and continue onto Coronation Street. Continue over both bridges and follow the road around onto Swinefleet Road, where the property can be clearly identified by our Park Row 'For Sale' board.

Council Tax: East Riding of Yorkshire

Band: E

Tenure: Freehold

COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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 & 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:

GOOLE - 01405 761199


SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

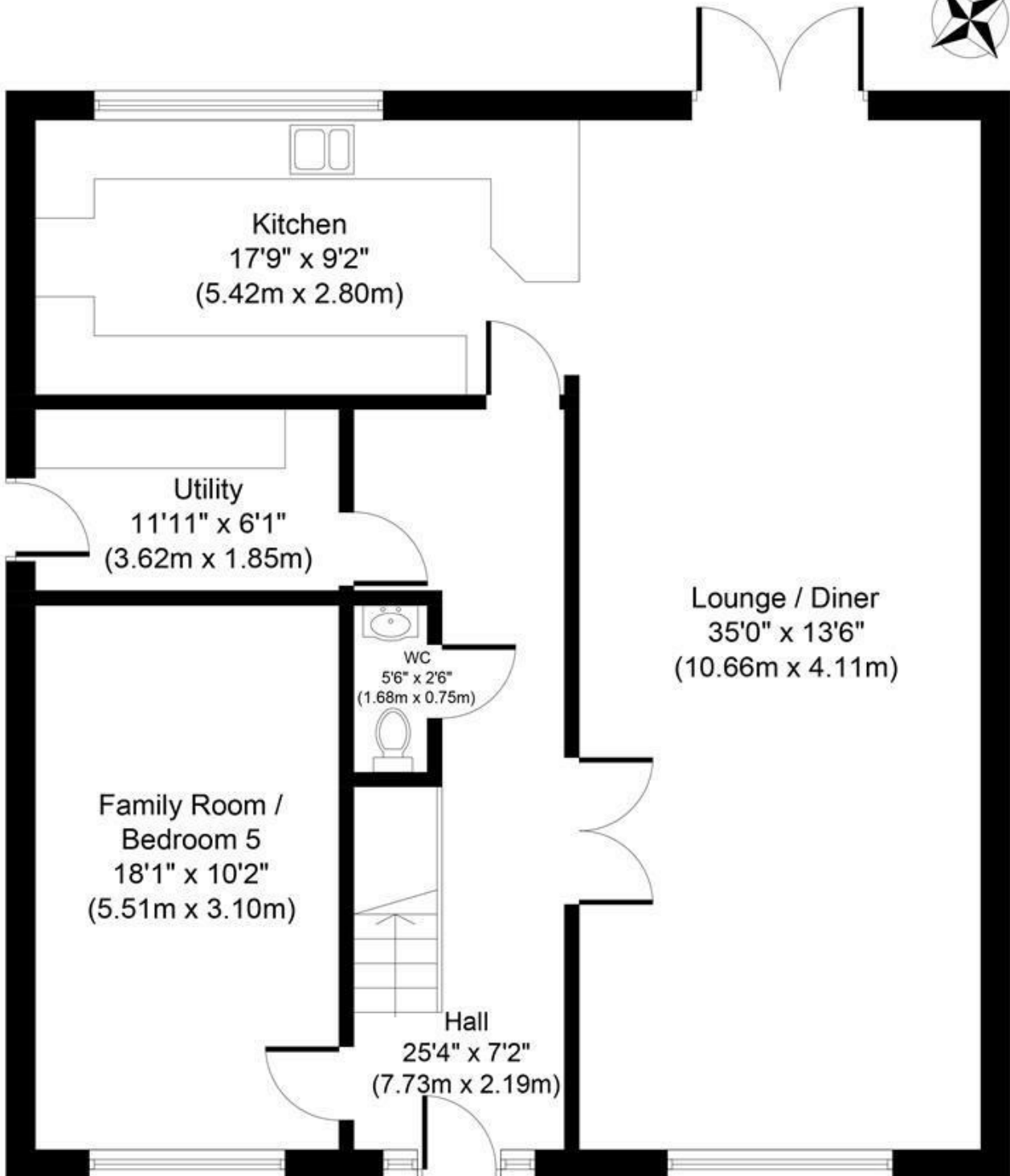
CASTLEFORD - 01977 558480

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.

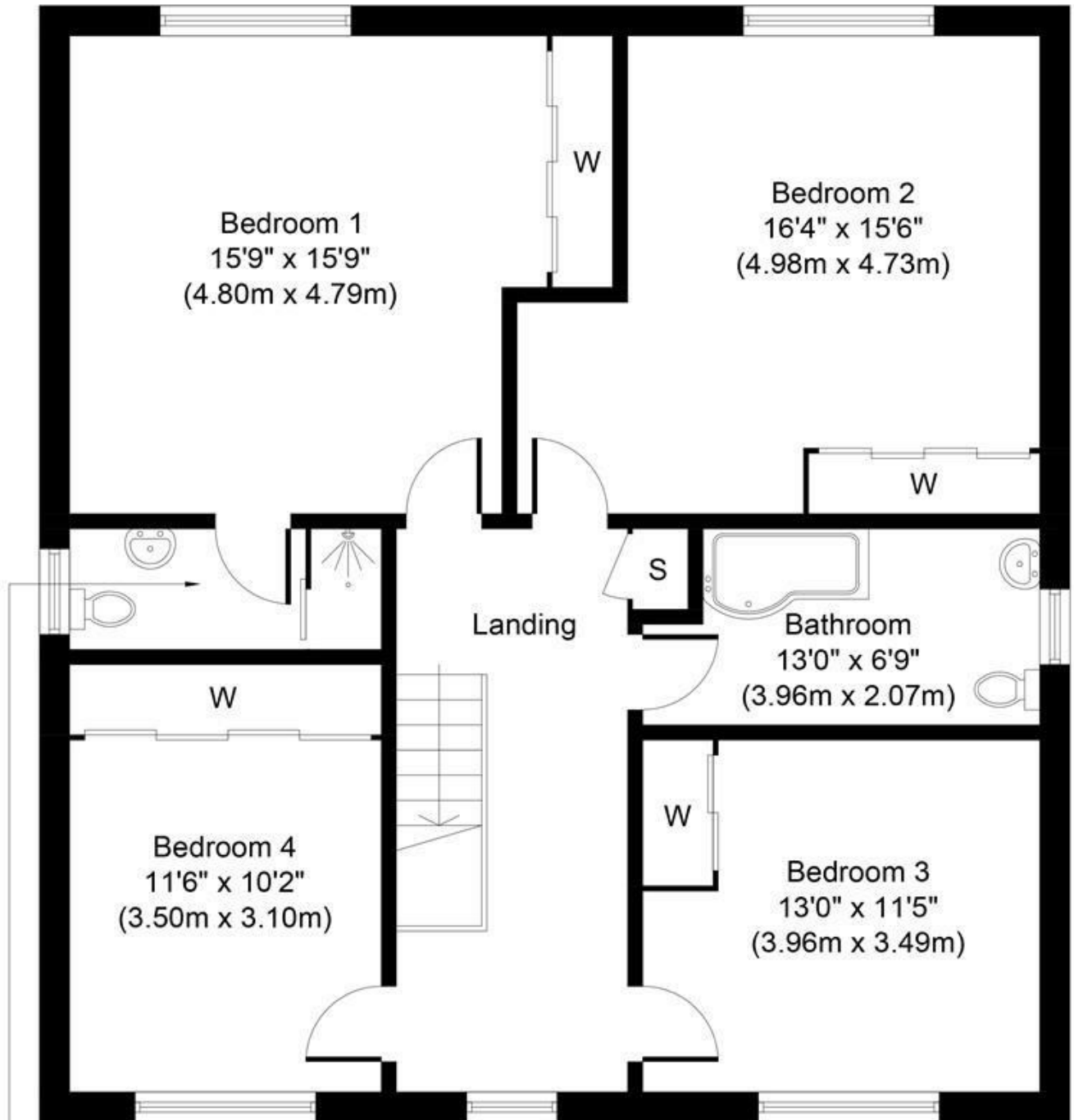




Ground Floor
Approximate Floor Area
1090 Sq. ft.
(101.3 Sq. m.)

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.

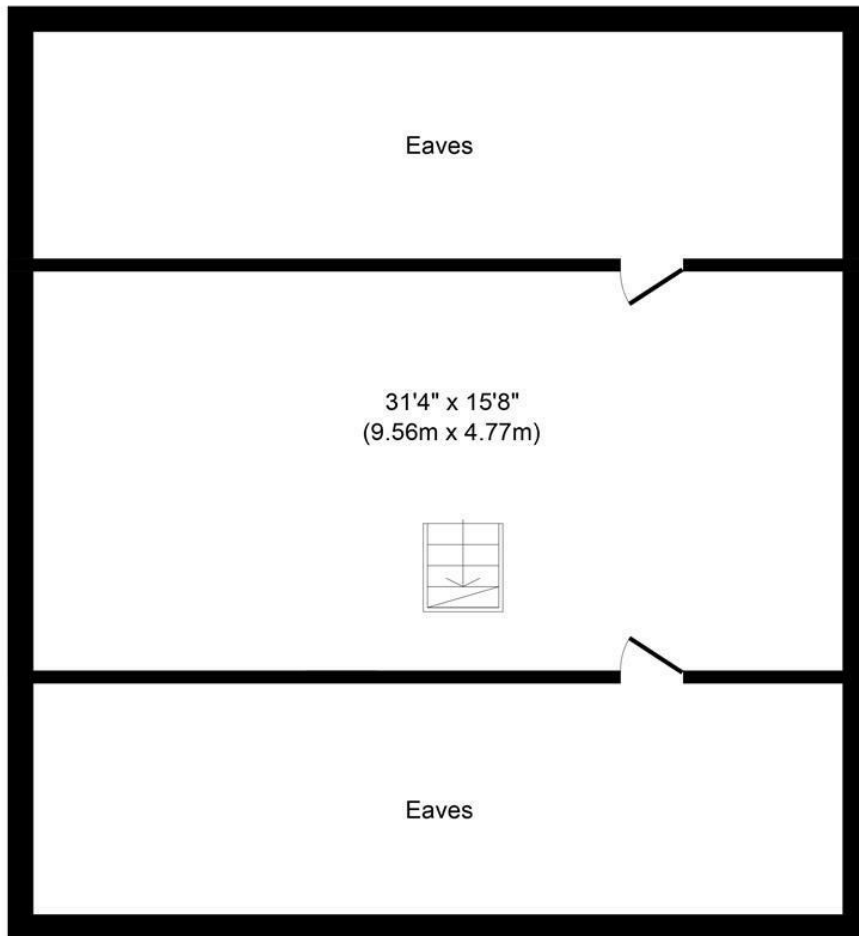
Copyright V360 Ltd 2023 | www.houseviz.com



En-Suite
10'1" x 3'10"
(3.08m x 1.18m)

First Floor
Approximate Floor Area
1090 Sq. ft.
(101.3 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.
Copyright V360 Ltd 2023 | www.houseviz.com



Second Floor
Approximate Floor Area
(Excluding Eaves)
493 Sq. ft.
(45.8 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.
 Copyright V360 Ltd 2023 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	79 85	92-100 A	75 81
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	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	