

Park Row



Kings Causeway, Swinefleet, Goole, DN14 8DL

Offers Over £150,000



**** SOUTH-FACING GARDEN ** SOUGHT AFTER LOCATION **** Situated in the village of Swinefleet, this family home briefly comprises: Hall, Lounge, Kitchen Diner and Ground Floor W.C. To the First Floor are three bedrooms and Bathroom. Externally, the property benefits from an enclosed, South-facing garden to the rear, front garden with countryside views and ample off-street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door with top section having two double glazed frosted panels to the side elevation leading into:

Hall

7'6" x 4'0" (2.30m x 1.23m)



Stairs leading to First Floor Accommodation with handrail and wood effect flooring. Door to storage cupboard and doors leading off.

Ground Floor w.c

6'8" x 2'8" (2.05m x 0.82m)



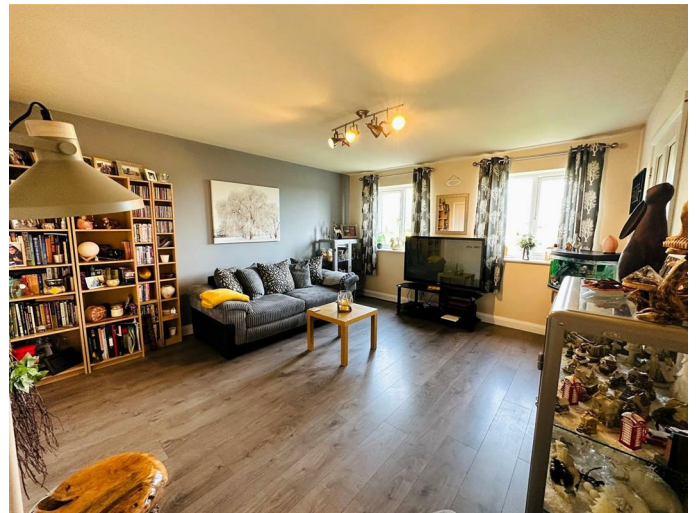
White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into white vanity unit with chrome handles and tiled splashback. UPVC double glazed frosted window to the side elevation. Wood effect flooring.

Lounge

14'6" x 13'1" (4.44m x 3.99m)



Twin uPVC double glazed windows to the front elevation giving views over fields. Television and telephone point. Door to under stairs storage cupboard and wood effect flooring. Double doors leading into:



Kitchen Diner

16'2" x 10'5" (4.95m x 3.20m)

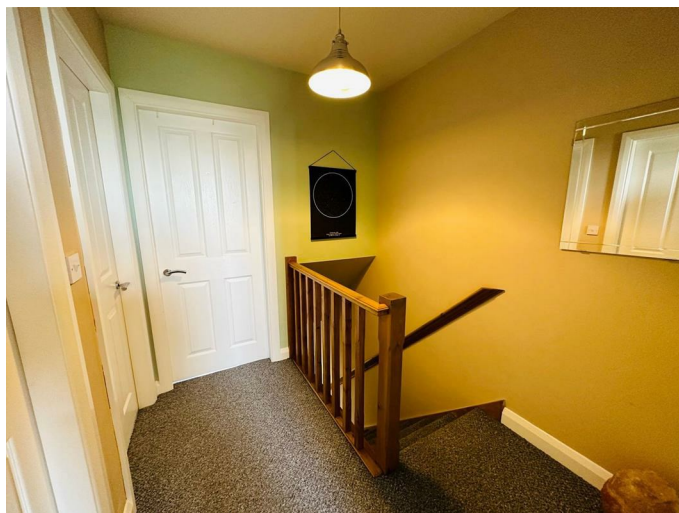


Range of base and wall units with wood grain effect doors in a shaker style with pewter handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with matching splashback. Integrated appliances include: electric oven and four ring ceramic hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine. UPVC double glazed window to the rear elevation. Wood effect flooring. UPVC double glazed French doors to the rear elevation leading out to patio area.



FIRST FLOOR ACCOMMODATION

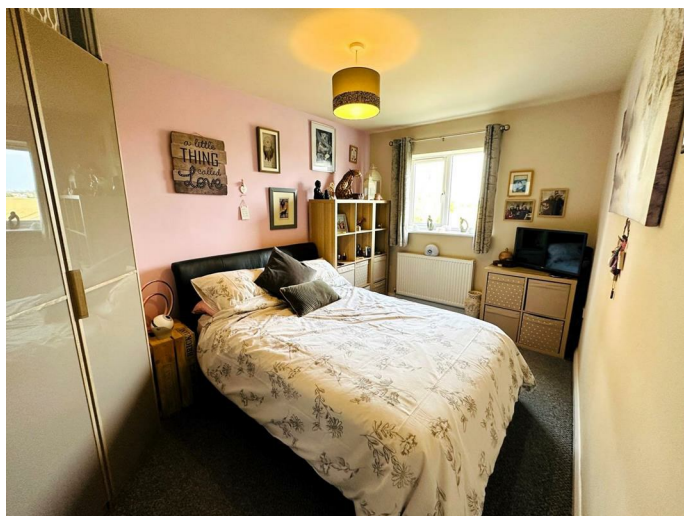
Landing



Balustrade and spindles, loft access and doors leading off.

Bedroom One

14'2" x 9'5" (4.33m x 2.89m)



UPVC double glazed window to the front elevation giving views over fields, central heating radiator and television point.

Bedroom Two

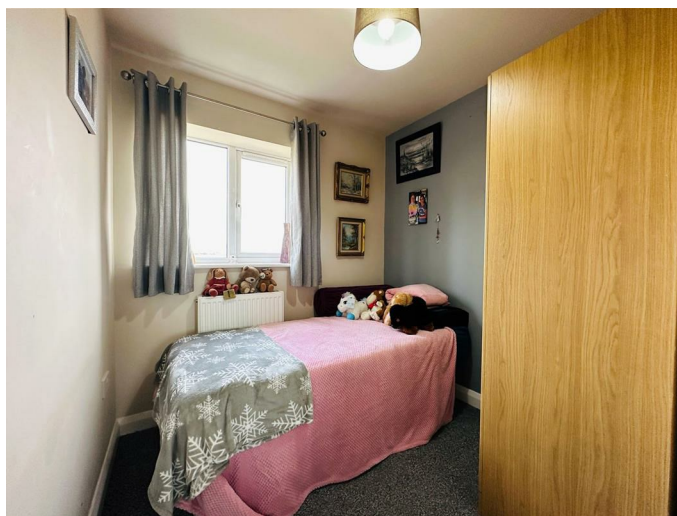
9'9" x 9'5" (2.98m x 2.88m)



UPVC double glazed window to the rear elevation giving views over fields and central heating radiator.

Bedroom Three

10'6" x 7'3" (3.21m x 2.22m)



UPVC double glazed window to the front elevation giving views over fields and central heating radiator. Storage cupboard housing hot water cylinder.

Bathroom

6'4" x 5'7" (1.95m x 1.71m)



White panel bath with chrome mixer tap over and chrome shower attachment with chrome trimmed shower screen. The room is tiled on all walls to ceiling height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. Wood effect flooring. UPVC double glazed frosted window to the rear elevation and extractor fan.

EXTERIOR- Front



The front garden is laid to lawn with herbaceous borders. Fully enclosed with brick wall, timber fence, concrete posts and coping. Flagged pathway running along the front to pedestrian access gate giving access onto pedestrian footpath. Timber pedestrian access gate giving access into:



Side

Outside light and tap. Air Source heat pump. Decorative stone patio area and herringbone brick blocked driveway. Timber pedestrian access gate giving access to:

Rear



Flagged patio area with stepping stone pathway leading away from the property. Garden is predominantly astro turfed. Boundaries are defined by brick built wall, timber fence and concrete posts.

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 follow for approximately 2 miles. As you enter Swinefleet, follow the road and at the mini roundabout turn right. Continue onto Kings Causeway where the property can be clearly identified on the right hand side by our Park Row 'For Sale' board.

TENURE: Freehold

LOCAL AUTHORITY: East Riding of Yorkshire

Tax Band: B

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

Please note: The Local Authority, 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.

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

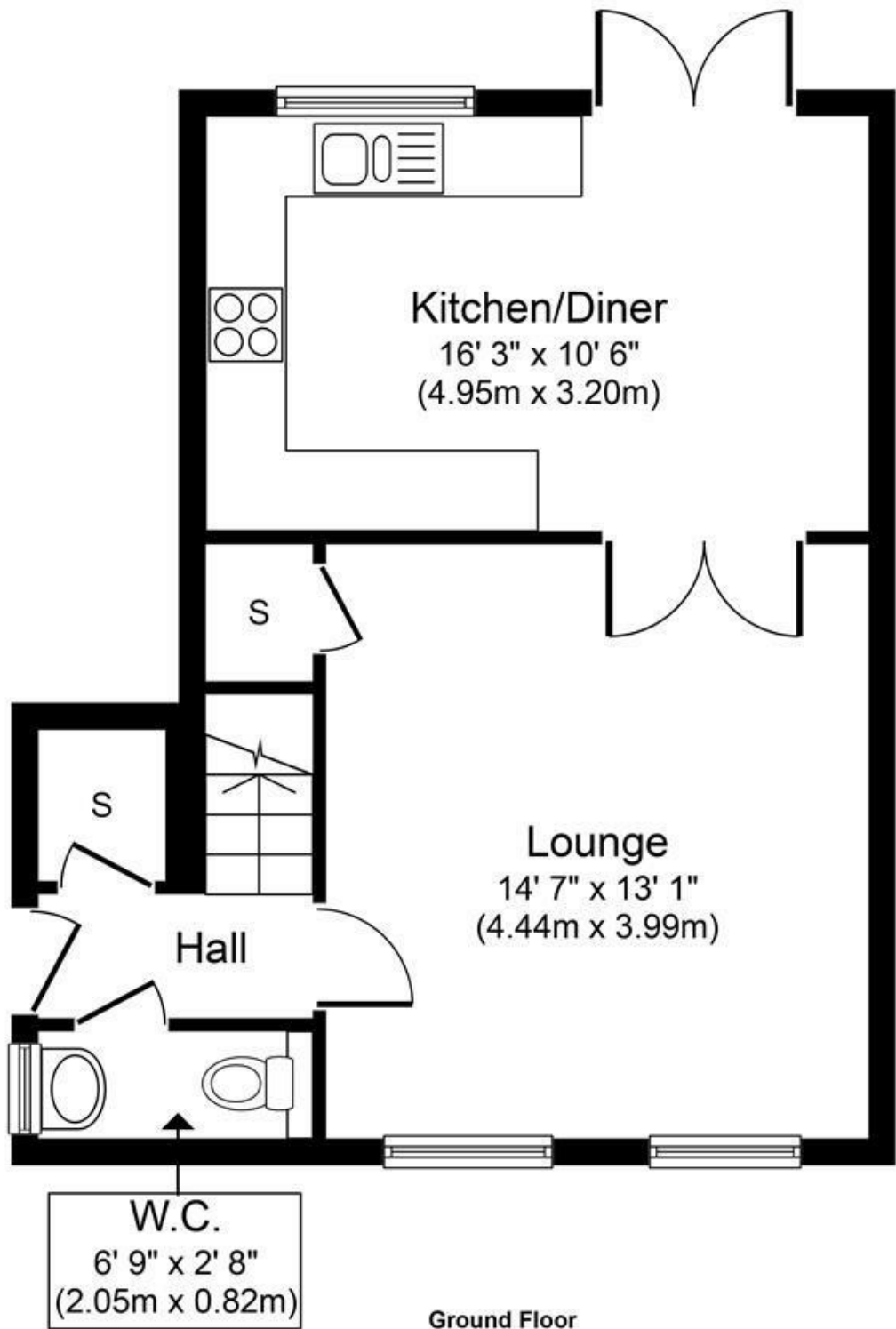
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

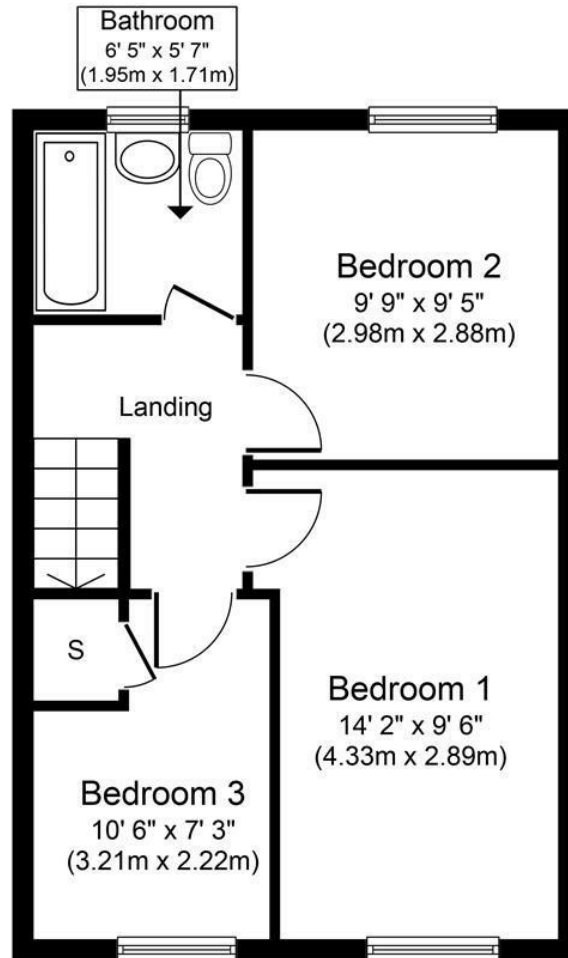
Strictly by appointment with the sole agents.

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
448 sq. ft.
(41.5 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
407 sq. ft.
(37.8 sq. m.)

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T 01405 761199
W www.parkrow.co.uk

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

