

# Park Row



**High Street, Swinefleet, Goole, DN14 8AG**

**£110,000**



**\*\* LOW MAINTENANCE REAR YARD \*\* CONSERVATORY \*\*** Situated in the popular village of Swinefleet, this Mid-Terrace property briefly comprises: Lounge, Kitchen-Diner, Conservatory and W.C on the Ground Floor, with three bedrooms and Bathroom to the First Floor. Externally, the property has an enclosed yard to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

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

### Lounge

14'7" x 11'5" (4.47m x 3.49m)



UPVC double glazed window to the front elevation. Fireplace with marble effect hearth, timber mantle and decorative stone fire surround. Central heating radiator, television and telephone points.



UPVC double glazed window to the front elevation. Sliding door leading into:

### Kitchen-Diner

18'6" x 10'5" (5.65m x 3.19m )



UPVC double glazed windows to the side elevation. Range of wood effect 'Shaker' style base, wall and larder units. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into a granite effect laminate worksurface. Stairs leading to First Floor Accommodation.



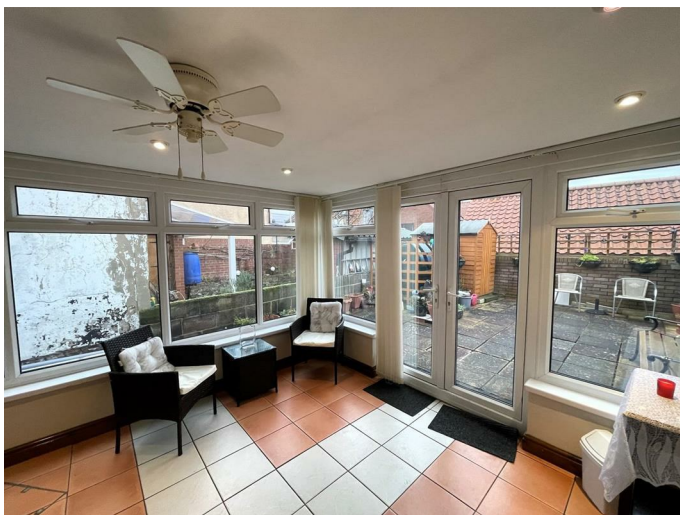
Two uPVC double glazed windows to the side elevation. Stairs leading to First Floor Accommodation with timber handrail.



Electric cooker point, central heating radiator and television point. Tiled flooring and timber door with frosted glass panels leading into:

### Conservatory

11'10" x 11'2" (3.62m x 3.42m )



UPVC double glazed French doors to the rear elevation. UPVC double glazed windows to the rear and side elevations. Storage cupboard, tiled flooring and central heating radiator. Door into:

### W.C

Low flush w.c with chrome fittings.

## FIRST FLOOR ACCOMMODATION

### Landing

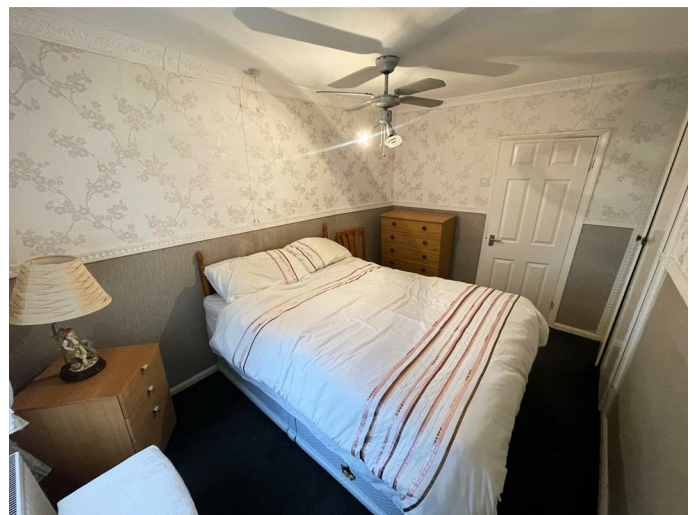
Timber handrail and central heating radiator. UPVC double glazed window to the side elevation. Doors leading off.

### Bedroom One

11'6" x 9'1" (3.51m x 2.78m )



Fitted wardrobes and central heating radiator. UPVC double glazed window to the front elevation.



### Bedroom Two

11'5" x 8'5" (3.50m x 2.59m )



UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

9'8" x 8'9" (2.95m x 2.68m)



UPVC double glazed window to the rear elevation. Central heating radiator and storage cupboard.

### Bathroom

6'5" x 4'5" (1.96m x 1.35m )



White panel bath with chrome taps and electric shower over. White wash hand basin set into vanity unit. White low flush w.c with chrome controls. Chrome heated towel rail and vinyl flooring. The room is tiled to ceiling height. UPVC double glazed frosted window to the side elevation.

### EXTERIOR- Front



Pedestrian footpath.

Timber pedestrian access gate leading to:

## Rear



Flagged patio with herbaceously planted areas and outside lamp. Boundaries are defined by brick wall, timber posts and timber fencing. Oil tank.



## Agents Note

Oil central heating.

## 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 left onto High Street, where the property can be clearly identified by our Park Row 'For Sale' board.

## Tenure: Freehold

## Local Authority: East Riding Of Yorkshire

Tax Band: A

## Area Mobile Phone and Broadband Availability

Mobile Coverage:

EE  
Vodafone  
Three  
O2

Broadband:

Basic : 3 Mbps  
Superfast : 78 Mbps

Satellite / Fibre TV Availability:

BT  
Sky  
Virgin

## 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 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480


### **Tenure, Local Authority And Tax Banding**

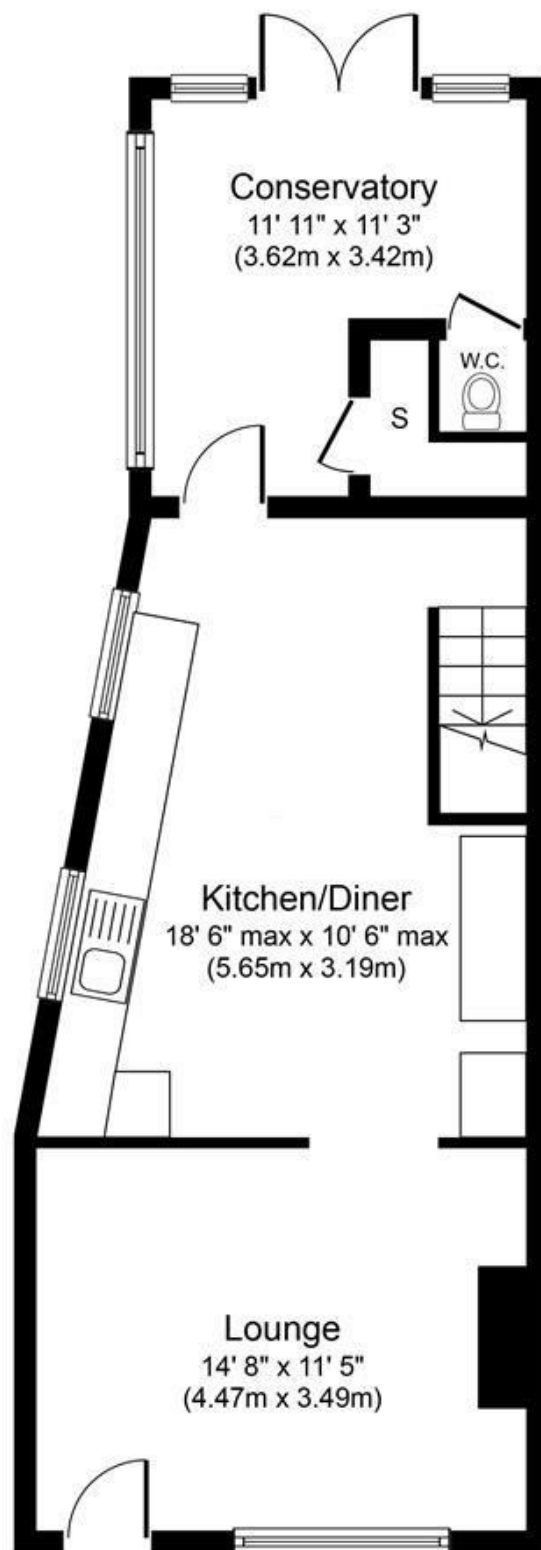
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **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.





Conservatory  
11' 11" x 11' 3"  
(3.62m x 3.42m)

W.C.

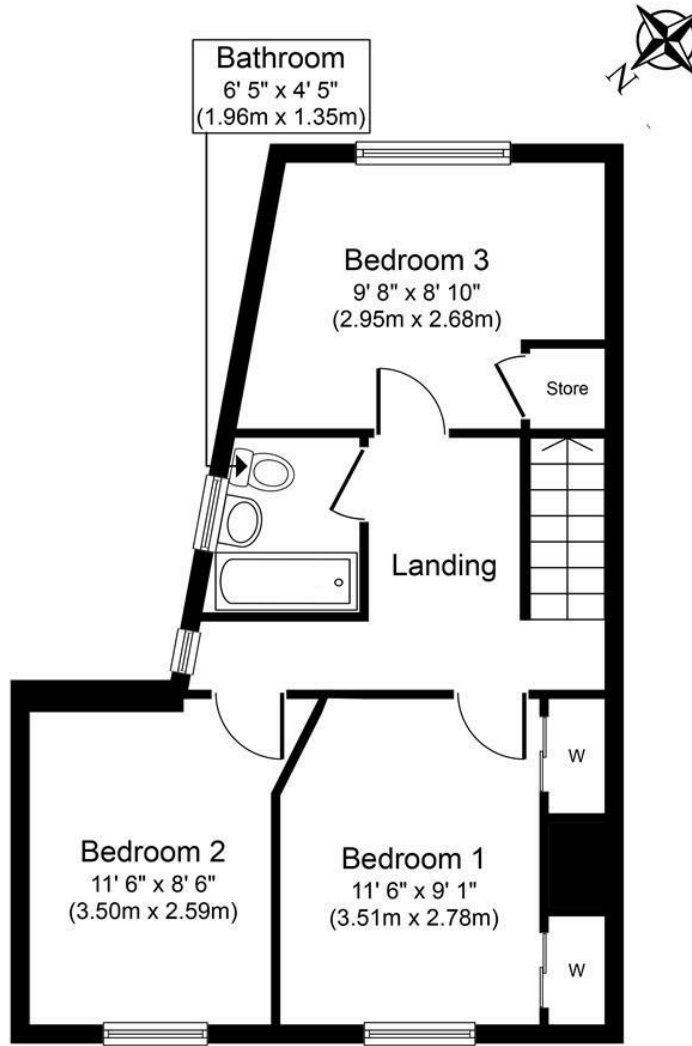
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Kitchen/Diner  
18' 6" max x 10' 6" max  
(5.65m x 3.19m)

Lounge  
14' 8" x 11' 5"  
(4.47m x 3.49m)

**Ground Floor**  
**Approximate Floor Area**  
**553 sq. ft.**  
**(51.4 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  
476 sq. ft.  
(44.3 sq. m.)

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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	
49-54 E		49-54 E	
41-48 F	42	41-48 F	39
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC