

# Park Rôw

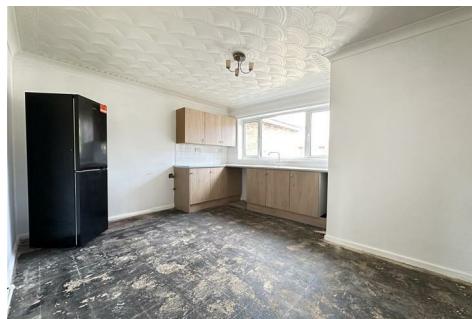


**Swinefleet Road, Goole, DN14 5YL**

**Offers Over £150,000**

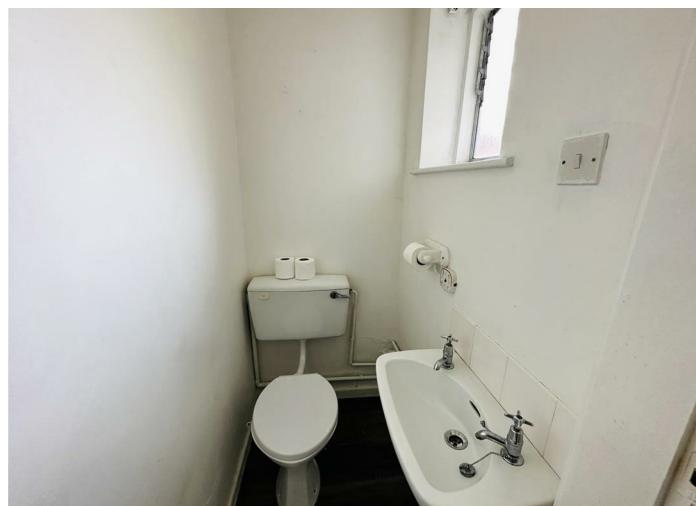


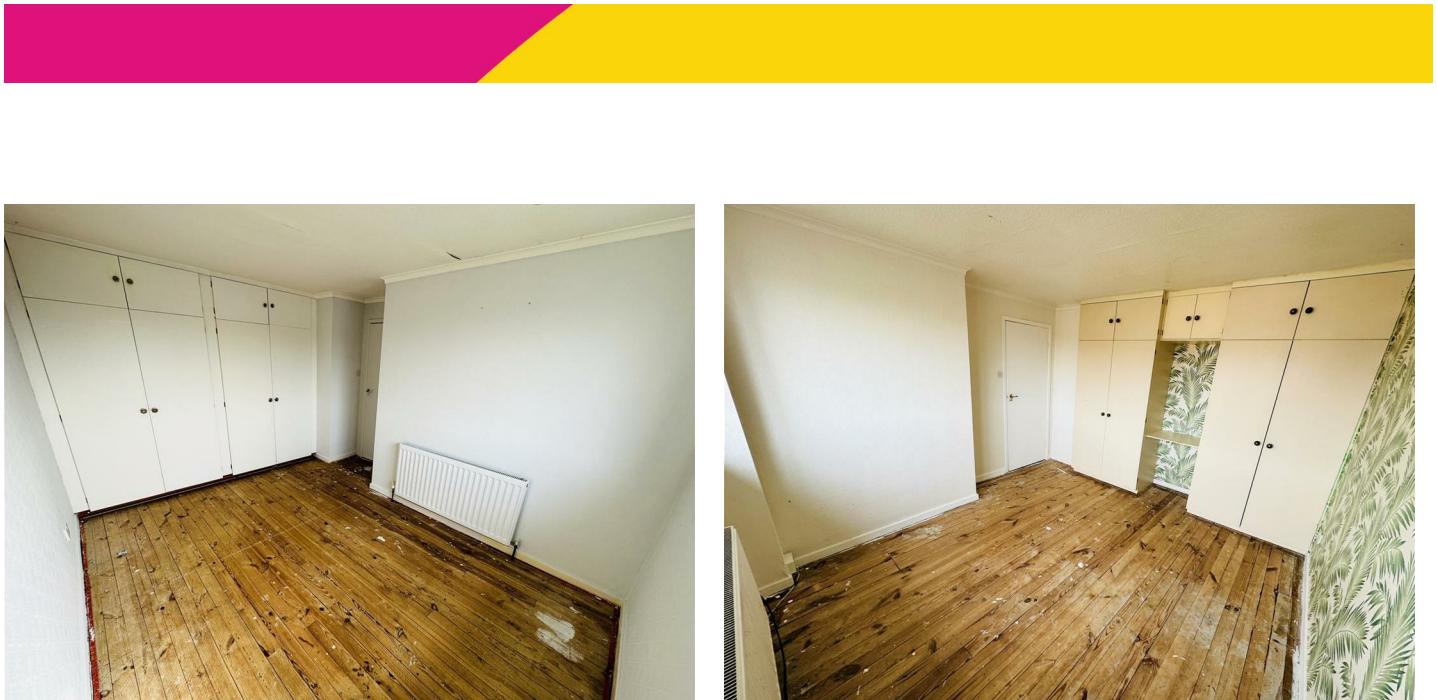
\*\* FITTED WARDROBES TO TWO BEDROOMS \*\* READY FOR PERSONALISATION \*\* Situated in Old Goole, this end terrace property briefly comprises: Lounge, Kitchen Diner, Rear Hall and Ground Floor w.c. To the First Floor: three bedrooms and bathroom. Externally the property benefits from lawned section to the front and enclosed garden with outbuilding 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'.**













## PROPERTY SUMMARY

This end of terrace property in Old Goole presents a fantastic opportunity for those looking to put their own stamp on a home. The property has just been refurbished with new windows and front door, new boiler and new kitchen. This home is ideally located with easy access to local amenities and transport links and provides that semi-rural feel being on the outskirts. To the ground floor is a spacious lounge, generous kitchen diner and downstairs WC. To the first floor are three bedrooms, a family bathroom and a full height double door storage cupboard. This property offers great potential for a family home that is ready to personalise to your liking. Externally there are both front and rear gardens providing versatile outdoor space. The rear garden is fully enclosed with additional brick built storage room. This property is a perfect for buyers who are looking for a blank canvas.

## GROUND FLOOR ACCOMMODATION

### Lounge

17'8" x 13'8" (5.39m x 4.17m)

### Kitchen Diner

14'3" x 12'4" (4.35m x 3.77m)

### Ground Floor w.c

4'0" x 2'10" (1.23m x 0.88m)

### Rear Hall

10'11" x 3'7" (3.34m x 1.10m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'8" x 11'1" (4.17m x 3.40m)

### Bedroom Two

12'5" x 11'1" (3.79m x 3.39m)

### Bedroom Three

8'6" x 7'4" (2.61m x 2.25m)

### Bathroom

7'6" x 5'4" (2.29m x 1.63m)

## 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.

## 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

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.

## 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.

## 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.

## **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:

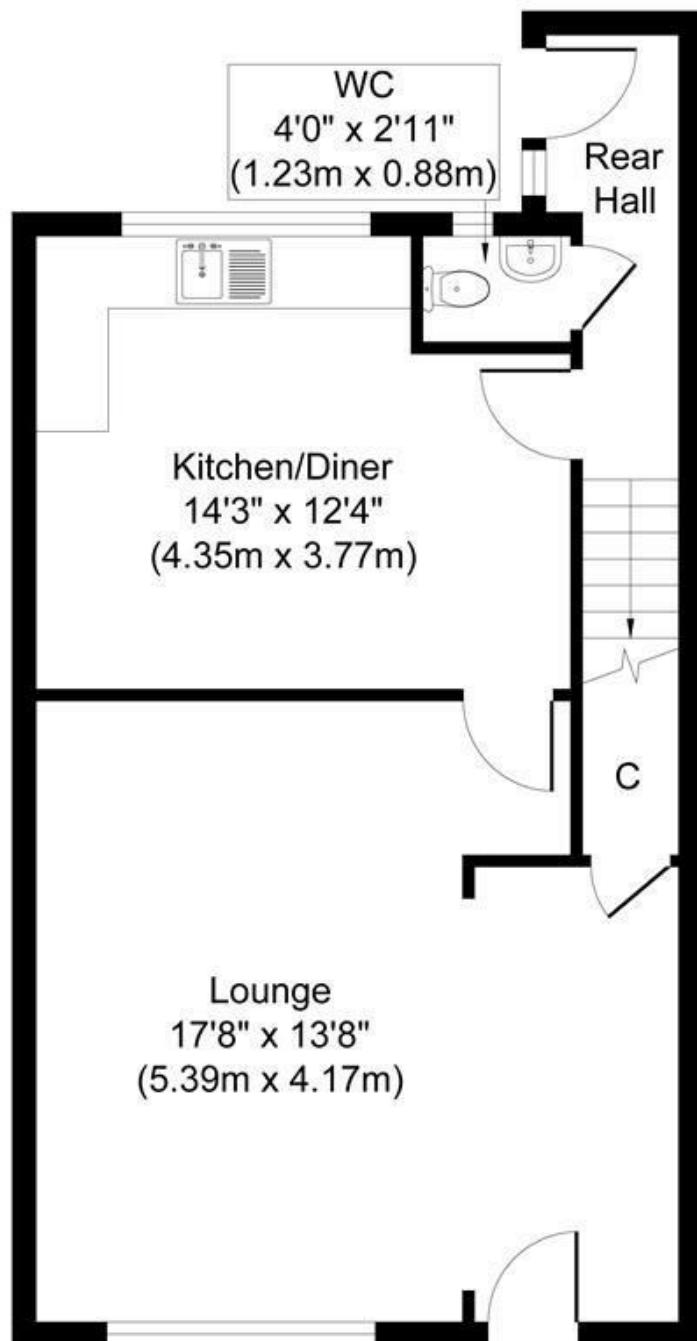
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

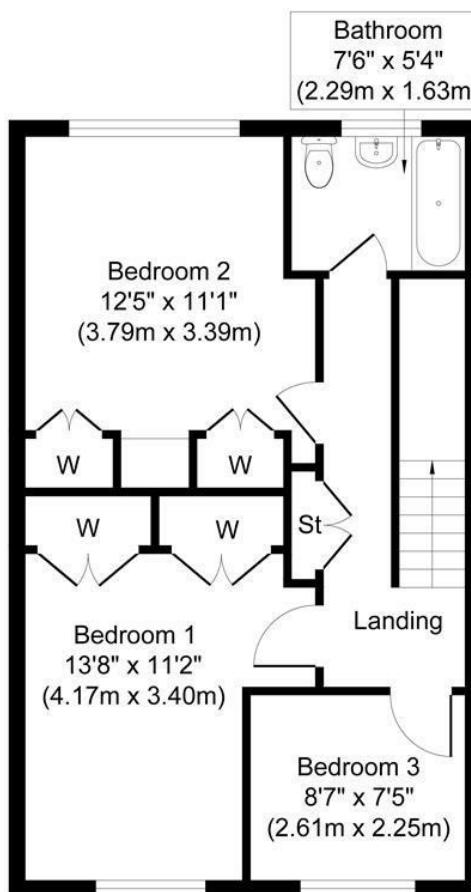
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**541 sq. ft**  
**(50.21 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**  
**521 sq. ft**  
**(48.36 sq. m)**

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40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ  
[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (91-91)                                     | B |         |           |
| (89-89)                                     | C |         |           |
| (81-84)                                     | D |         |           |
| (79-80)                                     | E |         |           |
| (71-78)                                     | F |         |           |
| (63-70)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   | 85      | 71        |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |

