

# Park Rôw



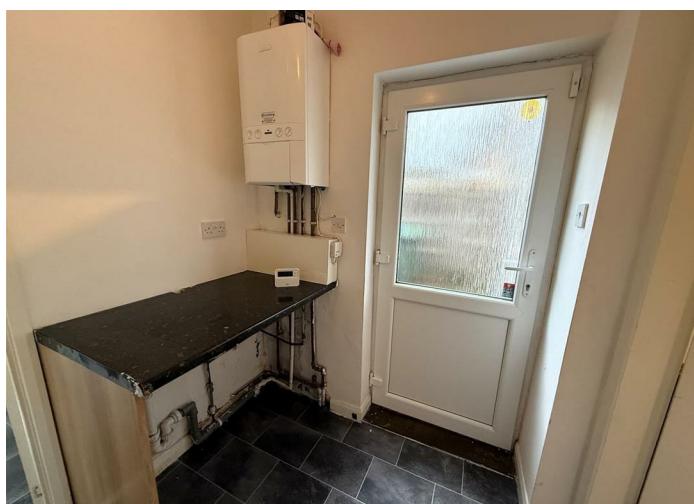
**Swinefleet Road, Old Goole, Goole, DN14 5TP**

**Offers Over £110,000**

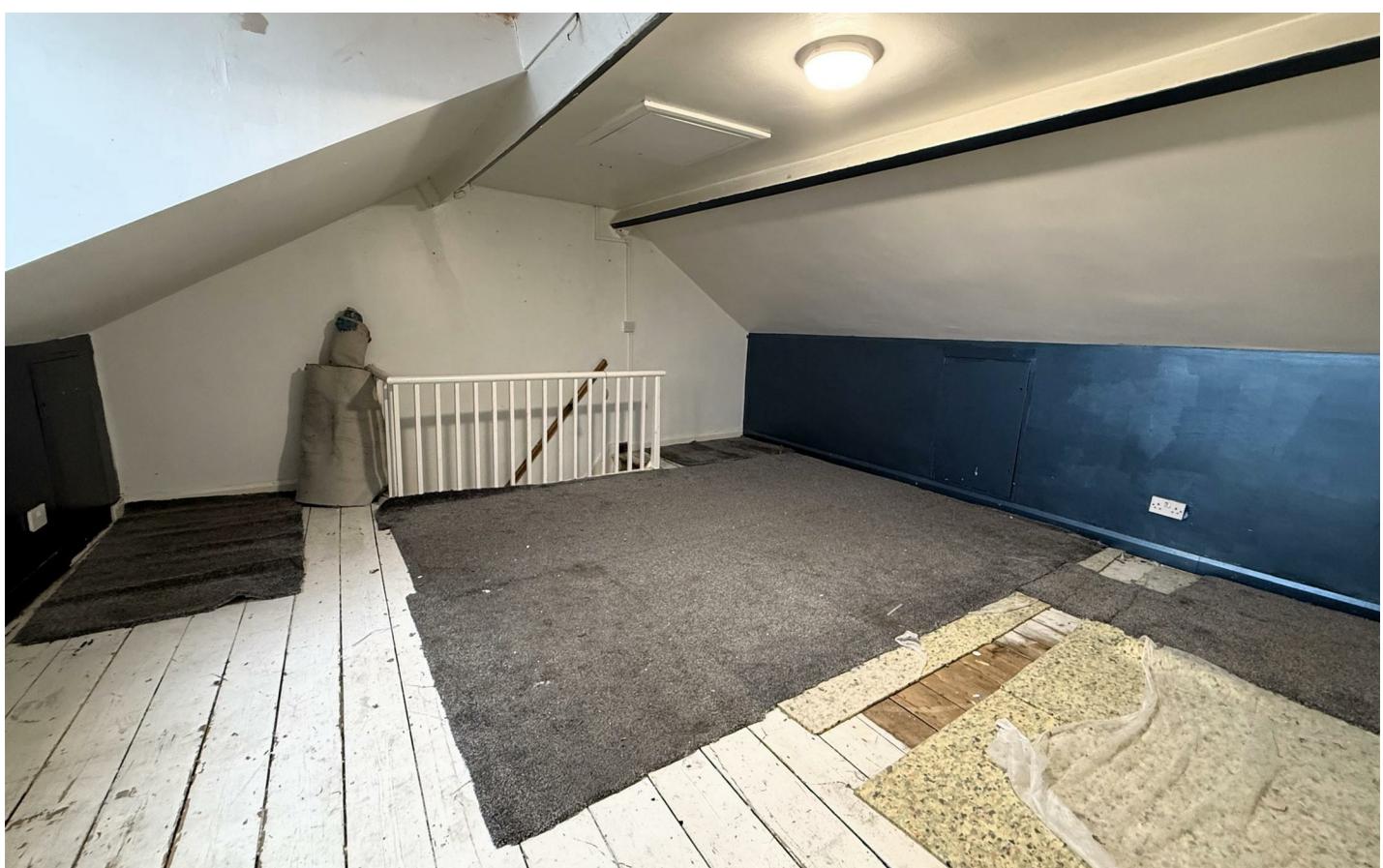


**\*\*EN-SUITE BATHROOM\*\*UTILITY ROOM\*\*** Situated in Old Goole, this mid-terrace property briefly comprises: Hall, Lounge, Kitchen, Utility and Bathroom. To the First Floor are three bedrooms and an En-Suite Bathroom. To the Second Floor is a fourth bedroom. Externally, the property benefits from a front forecourt area and an enclosed rear yard. **VIEWING IS 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 OVERVIEW

Situated in the heart of Old Goole, this well-presented mid-terrace house offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hallway leading to a comfortable lounge, a kitchen, a separate utility room and a family bathroom. To the first floor are three bedrooms, one of which benefits from an en suite bathroom. The second floor provides an additional bedroom, ideal for use as a guest room, home office or hobby space. Externally, the property features an enclosed, low-maintenance rear yard offering private outdoor space, along with a small enclosed courtyard to the front. This property would make an ideal family home or investment opportunity, conveniently located close to local amenities, schools and transport links.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'11" x 12'11" (4.25m x 3.94m)

### Kitchen

12'1" x 11'5" (3.70m x 3.48m)

### Utility

5'10" x 5'6" (1.79m x 1.70m)

### Bathroom

8'0" x 5'10" (2.46m x 1.80m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'4" x 11'5" (3.46m x 3.5m)

### En-Suite

13'10" x 5'11" (4.24m x 1.81m)

### Bedroom Two

14'2" x 10'10" (4.32m x 3.31m)

### Bedroom Three

11'3" x 7'6" (3.43m x 2.30m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Four

16'8" x 15'9" (5.09m x 4.82m)

## EXTERNAL

### Front

Front forecourt area with brick walls and wrought iron fencing with pedestrian access gate leading to pedestrian footpath.

### Rear

Enclosed low maintenance rear yard with timber fencing and pedestrian access gate giving access to the service lane.

## 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.

## 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

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.

## 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.

## **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:

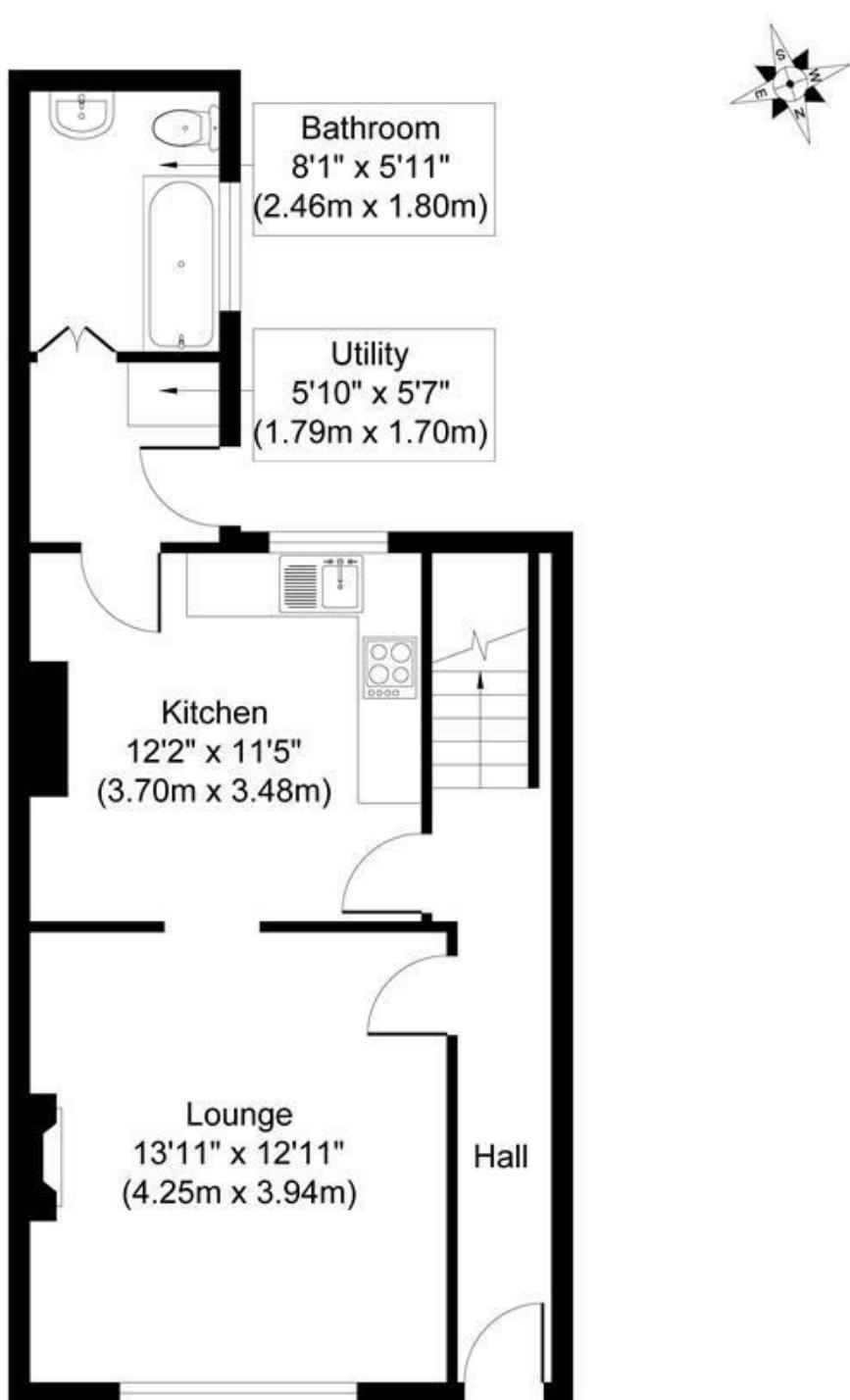
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

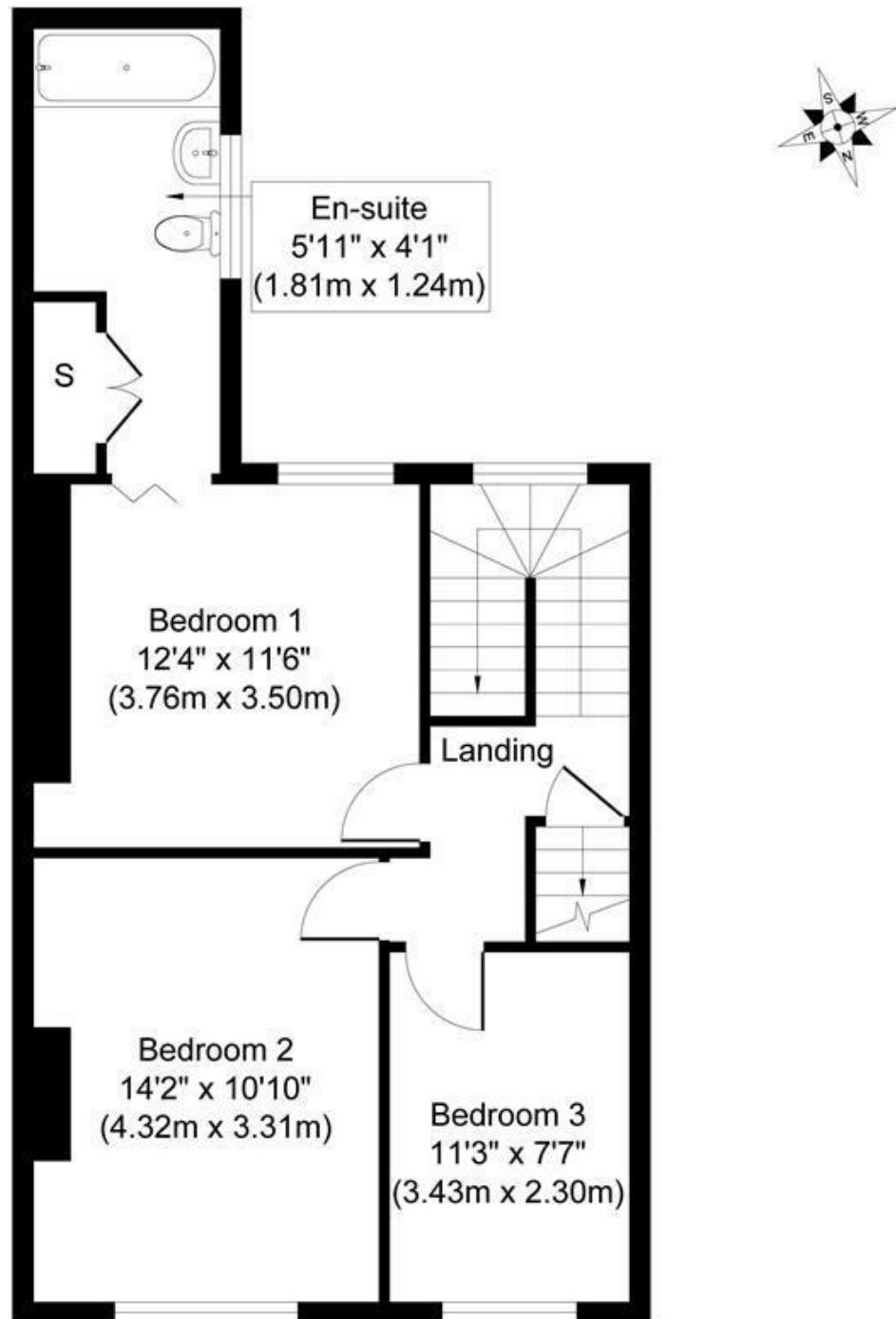
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**499 sq. ft**  
**(46.40 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.

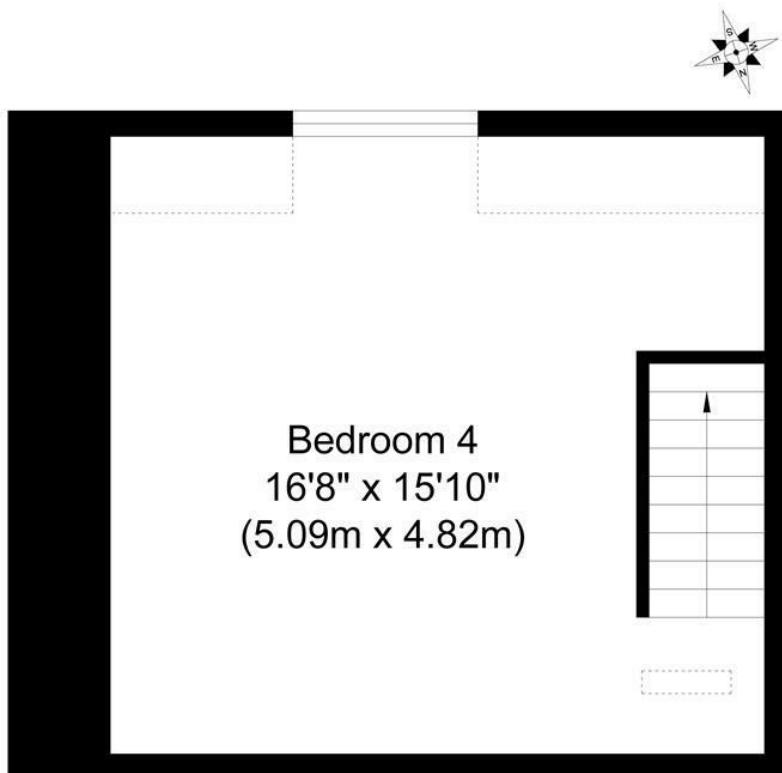
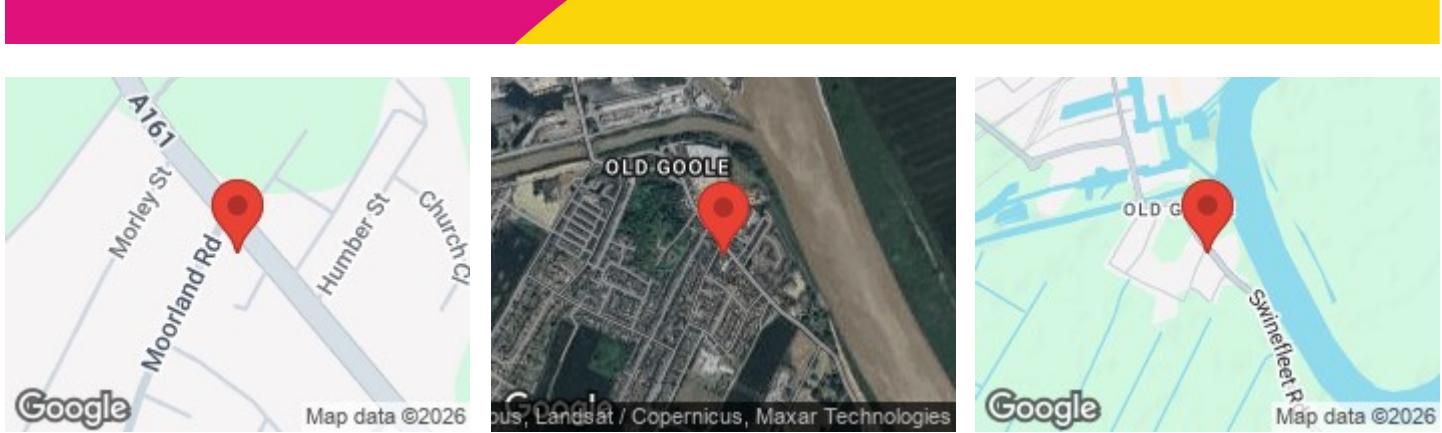
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**First Floor**  
**Approximate Floor Area**  
**565 sq. ft**  
**(52.51 sq. m)**

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## Second Floor Approximate Floor Area 296 sq. ft (27.52 sq. m)

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**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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[goole@parkrow.co.uk](mailto:goole@parkrow.co.uk)

| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92-100)  | A | 74                      |           |
| (81-91)   | B | 62                      |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not energy efficient - higher running costs                     |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A | 57                      |           |
| (81-91)   | B | 65                      |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |