

# Park Row



**Ogilvey Close, Swinefleet, Goole, DN14 8EH**

**Offers Over £160,000**



**\*\* IDEAL FOR FIRST TIME BUYERS \*\* MODERN KITCHEN \*\*** Situated in the village of Swinefleet, this three bedroom semi-detached property briefly comprises: Lounge, Kitchen Diner, Ground Floor w.c. To the First Floor are three bedrooms and a Family Bathroom. Externally, the property benefits from off-street parking and enclosed rear garden. **VIEWING 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 SUMMARY

We are delighted to offer this well-presented three-bedroom semi-detached home situated in the rural village of Swinefleet. Ideal for families or first-time buyers, this property boasts a modern interior and low-maintenance outdoor space. To the front, the property benefits from a brick-paved driveway providing off-road parking, with a side gate offering secure access to the rear garden. Internally, the ground floor comprises a cozy and modern lounge space, a stylish kitchen diner fitted with modern units, and a convenient downstairs W.C. Upstairs, the master bedroom enjoys dual aspect windows allowing in plenty of natural light. The second bedroom comfortably accommodates a double bed, while the third bedroom is currently used as a dressing room. A contemporary family bathroom completes the first floor. Externally, the rear garden offers excellent privacy, enclosed by a low brick wall with fence panels above. The garden is fully block paved, creating a tidy, low-maintenance outdoor space perfect for relaxing or entertaining. Early viewing is highly recommended to appreciate all this home has to offer.

## GROUND FLOOR ACCOMMODATION

### Hall

### Kitchen Diner

13'8" x 8'3" (4.17m x 2.52m)

### Lounge

14'10" x 10'3" (4.54m x 3.14m)

### Ground Floor w.c.

5'8" x 2'9" (1.75m x 0.85m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'0" x 8'4" (3.97m x 2.55m)

### Bedroom Two

8'8" x 8'3" (2.66m x 2.52m)

### Bedroom Three

9'2" x 6'2" (2.80m x 1.89m)

### Bathroom

5'6" x 6'5" (1.69m x 1.96m)

## EXTERNAL

### Front

Brick paved driveway with a bordering brick wall.

### Rear

Fully enclosed, Low maintenance block paved rear garden.

## 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 continue onto Goole Road. From here turn left onto High street, and finally, take a right onto Ogilvey Close where the property can be clearly identified by our Park Row 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire

Tax Banding: B

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 Bottle

Sewerage: Mains

Water: Mains

Broadband: Super Fast

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.


## 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 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.

## **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

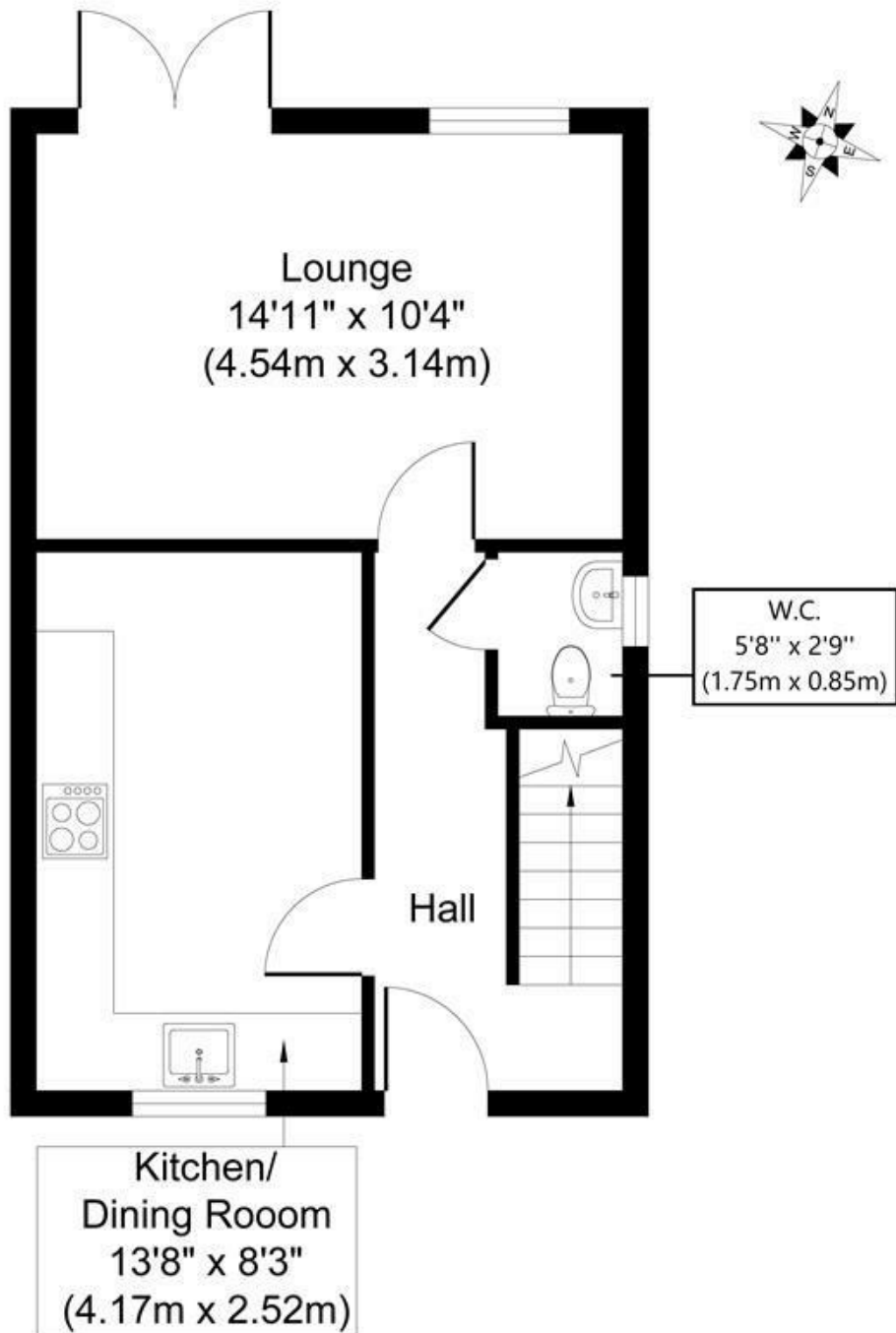
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





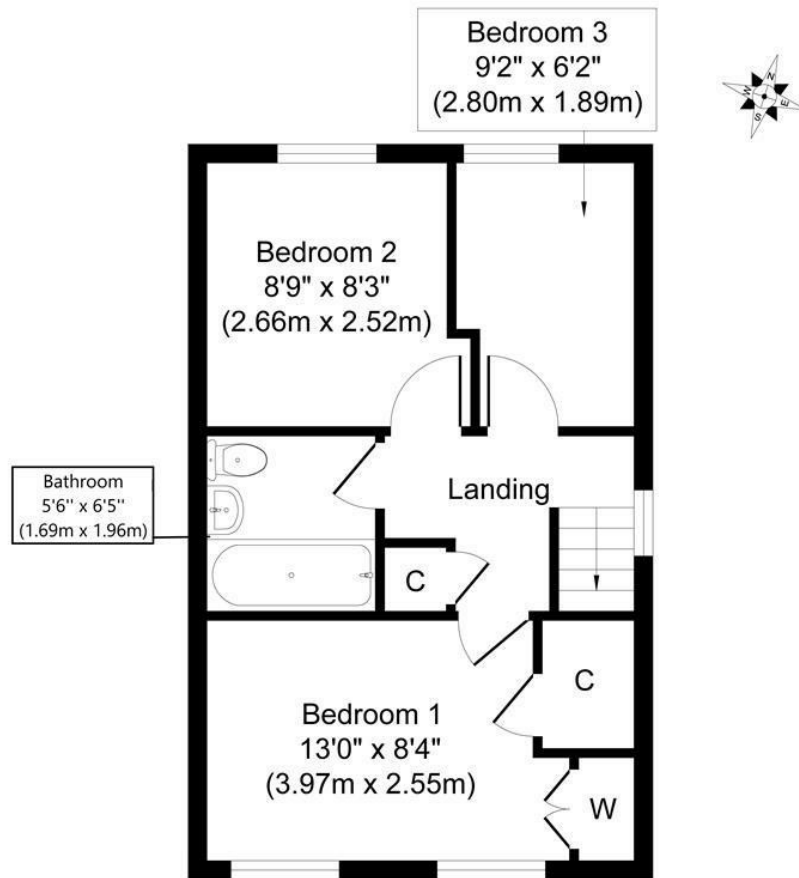


**Ground Floor**  
**Approximate Floor Area**  
**362 sq. ft**  
**(33.64 sq. m)**

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**  
**362 sq. ft**  
**(33.64 sq. m)**

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