



81 High Street

Swinefleet, Nr Goole, DN14 8AH

**Asking Price Of £265,000**

# Property Features

- Unique Cottage in popular semi-rural Village
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Electric Heating, UPVC DG & superb Gardens with Parking
- Ideally placed for Goole, Scunthorpe & both M62 & M180

## Full Description

### SITUATION

From Goole take the A161 to Swinefleet. On entering the Village along Low Street take the first left turn into Fisk Road. At the T Junction turn right into High Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Unique Cottage which was fully rebuilt between 2005 and 2007, being situated in the popular semi-rural Village of Swinefleet which is ideally placed for Goole, Scunthorpe and both the M62 and M180 motorways. The property has superb landscaped gardens and very characterful accommodation which extends over 3 floors, and presently comprises:

### GROUND FLOOR

#### ENTRANCE

Composite front door leading to:

#### SITTING ROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Chimney breast with recessed fireplace housing multi-fuel cast iron stove. Nightstore heater and tiled floor.

#### INNER HALL

Understairs cupboard, Nightstore heater and staircase leading to the first floor.

#### BATHROOM

White suite comprising panelled in bath, vanity washbasin, low flush WC and shower cubicle. Downlighters, part ceramic tiled walls and tiled floor.

#### LIVING ROOM 14' 0" x 7' 9" (4.27m x 2.36m)

Polished Mahogany fire surround housing electric fire. Nightstore heater, Velux roof light, tiled floor and cupboard housing hot water cylinder.



### KITCHEN 13' 6" x 7' 9" (4.11m x 2.36m)

Range of units comprising sink unit, base units with worktops, drawer units, wall cupboards and glass fronted display wall cupboards. Rangemaster cooker with extractor over. Plumbing for auto washer. Velux roof light, part ceramic tiled walls, tiled floor, electric kick space heater and UPVC stable door to the rear garden.

### FIRST FLOOR

#### LANDING

This is approached via the staircase from the Inner Hall, and opening from the Landing are:

### FRONT BEDROOM 13' 3" x 9' 3" (4.04m x 2.82m)

Understairs cupboard.

### REAR BEDROOM 10' 6" x 8' 3" (3.2m x 2.51m)

Overstairs cupboard and views over the River at the rear.

### SECOND FLOOR

#### LANDING

This is approached via the staircase from the first floor landing and opening from the second floor Landing which has a built in cupboard is:

### BEDROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Nightstore heater, access into eaves storage space and views over the River at the rear.

### TO THE OUTSIDE

Off Street Parking with vehicular access from High Street.

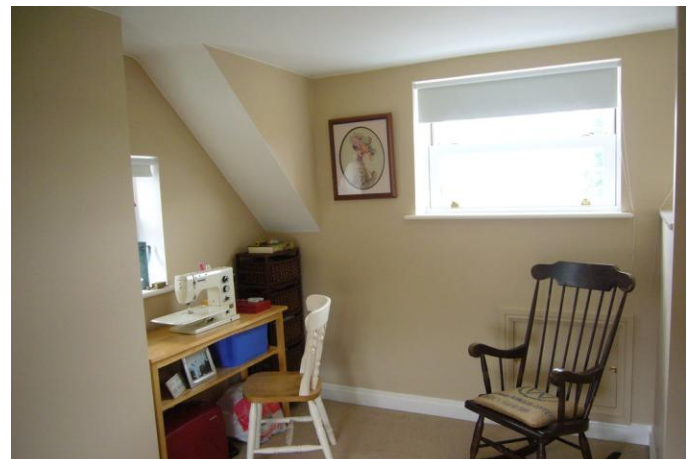
The property has superb predominately lawned landscaped gardens to side and rear with Summerhouse, brick log Store, large Garden Shed and patio areas.

There is also a pedestrian gate from the property onto the Riverbank at the rear which allows access to local riverside walks.

### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is heating from Economy 7 Nightstore heaters and windows are double glazed with uPVC framed sliding sash sealed units.

None of the services or associated appliances have been checked or tested.



## COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements