



49 Low Street

Swinefleet, Nr Goole, DN14 8DF

Asking Price Of £215,000

Property Features

- Quaint Detached Cottage in popular Semi-Rural Village
- Lounge, Kitchen, Bathroom & 2 Bedrooms
- Ground Floor Room converted into Snug or Bedroom 3
- Oil CH, UPVC DG & Gardens with extensive Parking
- Ideally placed for Goole, Scunthorpe and both M62 & M18



Full Description

SITUATION

From Goole take the A161 to Swinefleet. On entering the Village along Low Street the property will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a quaint Detached Cottage being situated in the centre of the popular semi-rural Village of Swinefleet which is ideally placed for Goole, Scunthorpe and both the M62 and M18 motorways. The superbly presented accommodation presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

Composite front door.

LOUNGE 13' 6" x 13' 6" (4.11m x 4.11m)

Recessed fireplace with Oak mantle housing cast iron wood burning stove on granite hearth. Radiator, beamed ceiling, 3 uplighters and staircase to the first floor.



KITCHEN 13' 3" x 7' 0" (4.04m x 2.13m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated dishwasher and fridge. Radiator with ornate cover, downlighters and quarry tiled floor.

BATHROOM

White suite with P shaped bath, pedestal washbasin and high level WC. Shower over bath with side screen. Heated towel rail, ceramic tiled walls and floor, and underfloor heating.



UTILITY ROOM 11' 9" x 9' 0" (3.58m x 2.74m)

Plumbing for auto washer and oil central heating boiler. This room is in the process of being converted into a SNUG or a ground floor BEDROOM. The works are ongoing and will be completed by the Vendor prior to the Completion of the Sale.

REAR ENTRANCE HALL

Stable door leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the staircase from Lounge and opening from the Landing are:

FRONT BEDROOM 13' 6" x 13' 6" (4.11m x 4.11m)

Feature recess fireplace, built in wardrobe, radiator and wall light.

SIDE BEDROOM 13' 3" x 6' 6" (4.04m x 1.98m)

Radiator and wall light.

TO THE OUTSIDE

Hard cored area to front providing extensive OFF STREET PARKING with gated access from Low Street.

Decked area to front.

Good sized lawned Garden to rear. Shed and patio area.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

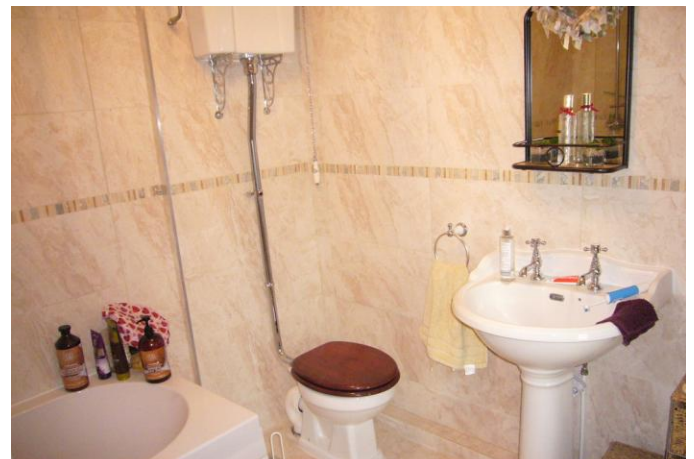
None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band C, 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

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 PLAN

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC347 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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