



6 Low Street

Swinefleet, Nr Goole, DN14 8BX

Asking Price Of £59,500

Property Features

- Pleasant Terrace Cottage in Rural Village
- Lounge with Cast Iron Stove & Kitchen
- Double Bedroom & Bathroom
- LP Gas CH, uPVC DG & Enclosed Decked Area
- Ideal Investment Opportunity or First Home

Full Description

SITUATION

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

THE PROPERTY

This consists of a pleasant Inner Terraced Cottage being situated towards the edge of the popular residential Village of Swinefleet which is within easy reach of the Towns of Goole and Scunthorpe and both the M62 and M180 motorways. The well presented accommodation comprises:-

ENTRANCE

uPVC door leading to:-

LOUNGE 12' 3" x 11' 6" (3.73m x 3.51m)

Rustic brick fireplace housing Cast Iron Stove. Radiator and spindle staircase leading to the First Floor.

KITCHEN 11' 6" x 5' 9" (3.51m x 1.75m)

Range of units comprising single drainer unit, base units with worktops and wall cupboards. Built-in oven and hob. Free standing washing machine and fridge. Radiator, part ceramic tiled walls, ceramic tiled floor and uPVC door leading to the enclosed passage at the side.

FIRST FLOOR

LANDING

This is approached via the open tread spindle staircase from the Lounge and opening from the Landing are:-

FRONT BEDROOM 15' 0" (max) x 12' 3" (4.57m x 3.73m)

Radiator.



BATHROOM

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Electric shower over bath with side screen. Heated towel rail, part ceramic tiled walls and airing cupboard housing cylinder.

TO THE OUTSIDE

Enclosed decked area at the rear.

There is an enclosed passageway from Low Street at the front of the property to the enclosed decked area at the rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The property has liquid propane gas 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 and tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, 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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	58 D
39-54	E		
21-38	F		
1-20	G		