



12 Prospect Close

Swinefleet, Nr Goole, DN14 8FB

Asking Price Of £199,950

Property Features

- Good Sized Detached House in quiet cul-de-sac
- Lounge, Dining Room, Kitchen & Utility
- 22' Conservatory
- 4 Bedrooms & 2 Bathrooms
- Oil CH, uPVC DG, Integral Garage & Gardens

Full Description

SITUATION

From Goole take the A161 to Swinefleet. On entering the Village along Low Street proceed to the mini roundabout and then take the second exit into Kings Causeway. Take the first right turn into Prospect Close where 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 good sized Detached House being situated in a small quiet cul-de-sac on the edge of the popular semi rural Village of Swinefleet which is conveniently located for the Towns of Goole and Scunthorpe and both the M62 and M180 Motorways. The well presented accommodation presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator and enclosed staircase leading to the First Floor.

LOUNGE 16' 9" x 11' 3" (5.11m x 3.43m)

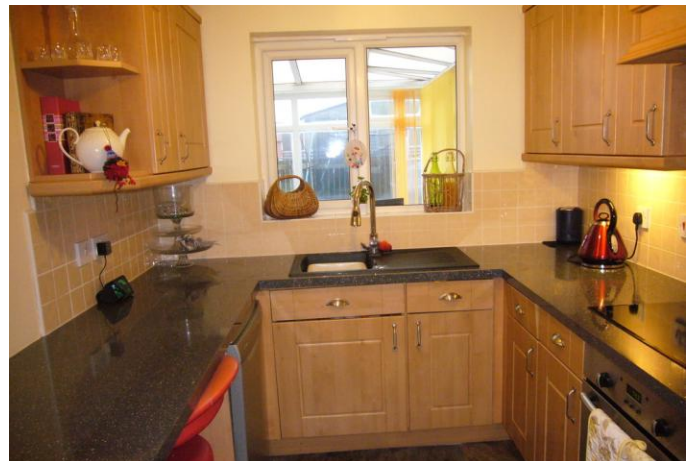
Bay window to front, two radiators and double doors leading into:-

DINING ROOM 12' 0" x 10' 6" (Max) (3.66m x 3.2m)

Radiator and French doors leading into:-

CONSERVATORY 22' 3" x 10' 0" (6.78m x 3.05m)

Fanlight, ceramic tiled floor and French doors leading to the rear garden.



KITCHEN 12' 9" (Max) x 12' 0" (3.89m x 3.66m)

Range of units comprising single drainer sink unit, base units with worktops, wall cupboards, glass fronted display wall cupboards, wine rack and Breakfast bar. Built-in oven and hob with extractor over. Radiator, understairs cupboard, part ceramic tiled walls and personal door into the Integral Garage.

UTILITY ROOM 5' 6" x 5' 0" (1.68m x 1.52m)

Plumbing for automatic washer.

CLOAKROOM

White suite comprising low flush W.C and hand wash basin with tiled splash back. Radiator.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from Landing which has airing cupboard housing cylinder are:-

MASTER BEDROOM 12' 9" x 11' 6" (3.89m x 3.51m)

Range of mirror fronted wardrobes, arched recess over stairs, radiator and leading to:-

ENSUITE SHOWER ROOM

While contemporary suite comprising walk-in shower with twin shower heads, vanity wash basin and low flush W.C. Radiator.

FRONT BEDROOM 14' 9" x 8' 6" (4.5m x 2.59m)

Built-in cupboard, arched recess over stairs and radiator.

REAR BEDROOM 11' 3" x 8' 0" (3.43m x 2.44m)

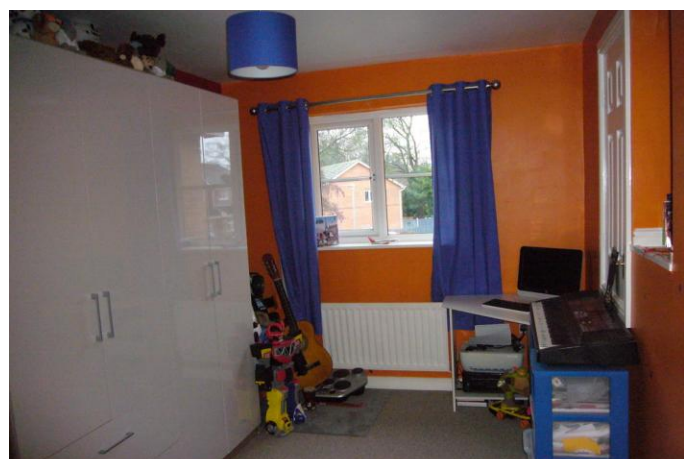
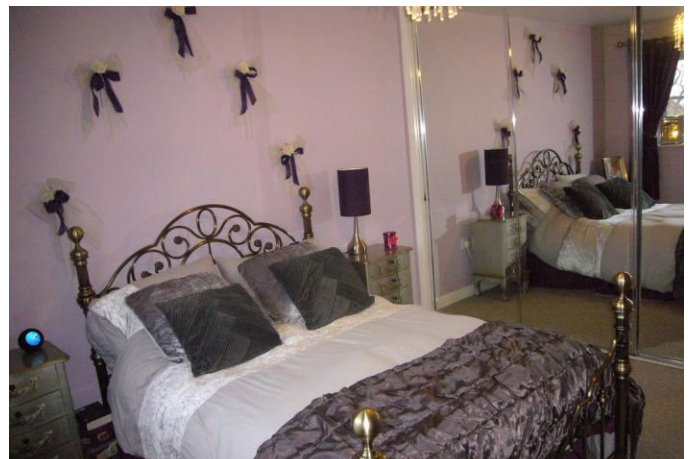
Radiator.

REAR BEDROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Radiator.

HOUSE BATHROOM

White suite comprising panelled in bath, vanity wash basin and low flush W.C. with concealed cistern. Radiator and part ceramic tiled walls.



TO THE OUTSIDE

Integral GARAGE 17' x 8' 3" with up and over door to front, personal door into the Kitchen, oil fired central heating boiler and driveway approach from Prospect Close.

Lawned garden area to front. Enclosed garden to rear with decked area 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 BAND

It is understood that the property is in Council Tax Band D, 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 GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is 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		101 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		