



Station Road
Rawcliffe
DN14 8QP

£110,000

- Renovated Cottage
- 2 Good Sized Beds
- Quality High Gloss Kitchen
- Modern White Bath Suite
- Gas CH & Upvc DG
- Parking & Gardens
- No Onward Chain
- EPC Rating C



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe- Tastefully renovated cottage located in a sought after village location which offers easy access to the motorway network. Updated during the last 2 years by the current owner-occupier, the well presented property benefits from gas fired CH, Upvc DG, enclosed rear garden & off street parking. The accommodation comprises to the groundfloor: lounge with exposed beam & re-fitted high gloss dining kitchen. To the first floor are 2 good sized bedrooms and refitted bathroom with modern white suite. Viewing is strongly recommended.

ENTRANCE Upvc front entrance door with double glazed opaque arched insert leads into

LOUNGE 11' 10" x 12' 3" max (3.61m x 3.73m) With decorative alcove fire place incorporating tiled hearth, good quality oak effect laminate wood flooring, exposed beam to the ceiling, radiator and Upvc double glazed Georgian style window with fitted vertical blinds to the front.

INNER LOBBY With oak effect laminate wood flooring running through from lounge, stairs rising to first floor accommodation and modern timber door with glazed insert leads into

DINING KITCHEN 15' 5" x 12' 2" max (4.7m x 3.71m) Superb fully fitted modern dining kitchen with a variety of high gloss base units with stainless steel style door and drawer handles. Solid block effect food preparation surfaces and matching splash backs, single bowl enamel sink with antique effect mixer tap, plumbing for automatic washer, integrated wine rack, radiator, useful under stairs storage cupboard with light, good quality oak effect laminate wood flooring, Upvc double glazed Georgian style window to the rear with fitted vertical window blinds and Upvc double glazed entrance door with opaque insert opens out into the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase with painted

timber handrail leads to landing with ceiling mounted smoke alarm and internal doors leading off.

BEDROOM ONE 11' 10" x 12' 3" max (3.61m x 3.73m) Spacious master bedroom with radiator, useful shelved storage cupboard housing hot water cylinder and Upvc double glazed Georgian style window with fitted vertical blinds over looks the front.

BEDROOM TWO 10' 11" max x 8' 1" max (3.33m x 2.46m) With radiator and charming sloping ceiling to the rear and Upvc double glazed Georgian style window with fitted vertical blinds over looks the rear garden.

BATHROOM 8' 8" max x 6' 11" max (2.64m x 2.11m) Refitted house bathroom with modern white suite and high quality fitments comprising dual low level flush W.C., pedestal wash hand basin and panelled bath both with contemporary style mixer taps and co-ordinating ceramic splash back tiling. Radiator, Upvc double glazed Georgian style window to the side and useful roof window.

EXTERNAL To the rear of the property is a fully enclosed and private mature cottage style garden containing a good variety of mature shrubs, plants and trees. The garden is predominately laid to lawn and benefits from timber perimeter fencing, paved patio area, outside courtesy coach light and cold water supply. To the far rear is a timber storage shed and timber pedestrian access gate which gives

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access to the rear.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

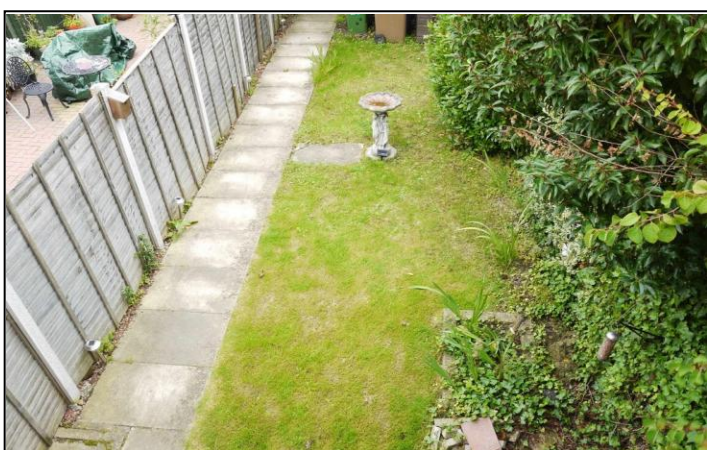
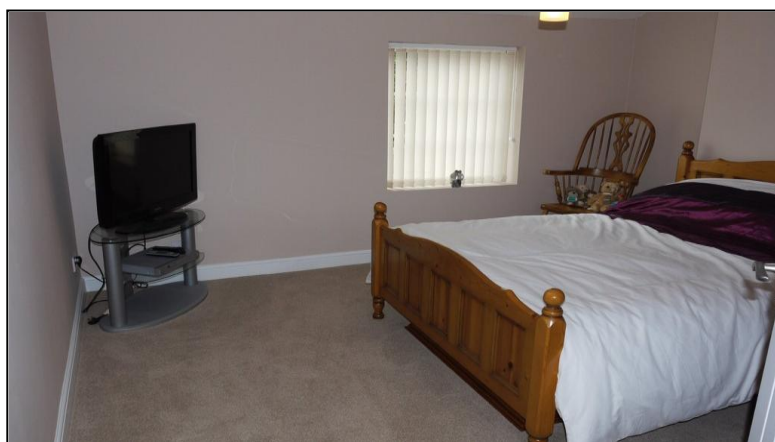
HEATING & APPLIANCE The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road. Pass through 2 roundabouts, and turn left at the next roundabout remaining on A614. Head into Rawcliffe and turn left on to The Green. Bear left on to Station Road and turn left to stay on Station Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: A



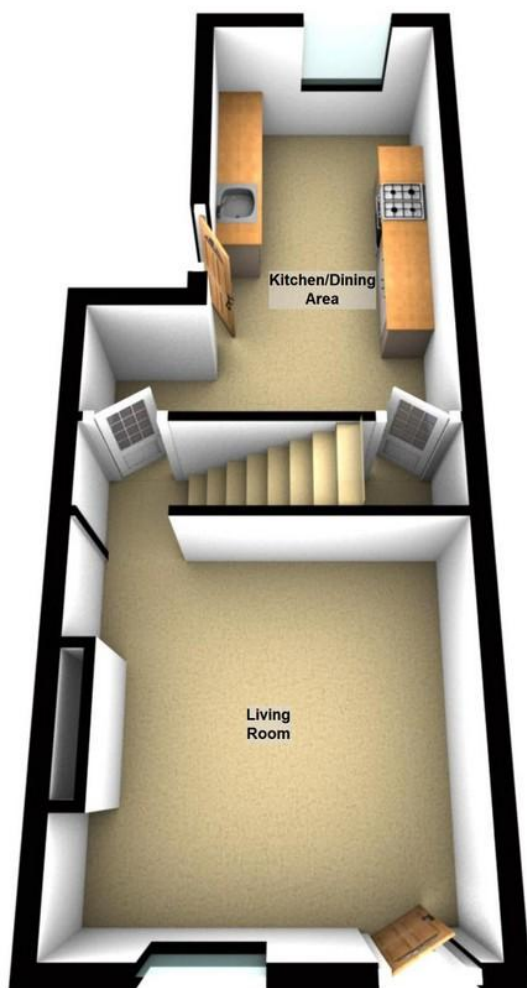


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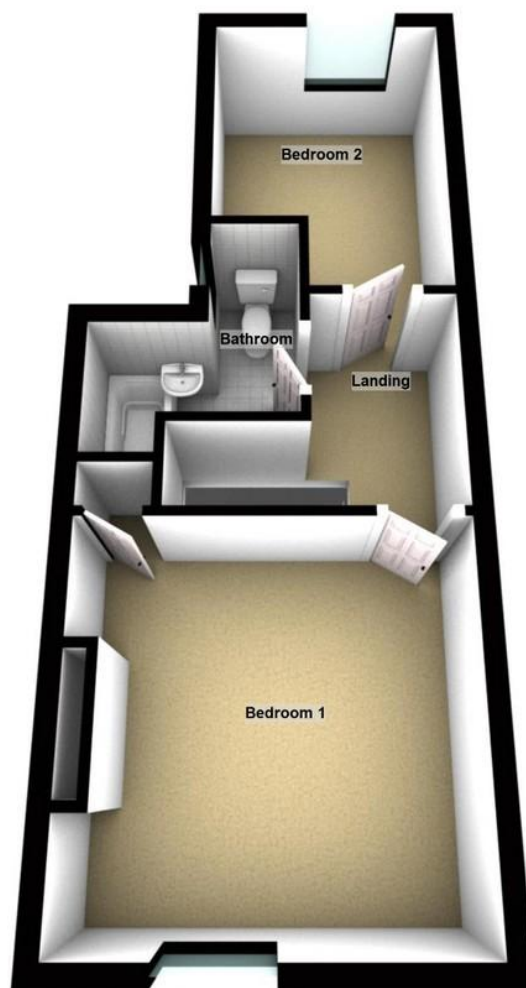
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using The Mobile Agent.

