



Station Road  
Rawcliffe  
DN14 8QR

£120,000

- Terraced House
- 2 Double Bedrooms
- Open Lounge-Diner
- Cottage Style Kitchen
- Gas Combi & Upvc DG
- Parking & Garage
- No Onward Chain
- EPC Rating C

91 Pasture Road    **T. 01405 780 666**  
Goole                    **F. 01405 762 942**  
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#### PROPERTY SUMMARY

Housesetc Goole- Well presented terraced property available with no onward, benefits from Upvc DG, gas combi boiler enclosed rear courtyard, parking & garage. The accommodation briefly comprises to the ground floor: Open plan lounge and dining room (formerly 2 separate rooms), cottage style kitchen with integrated appliances, and bathroom fitted with white suite and having shower over. To the first floor are two double bedrooms. Viewing advised.

#### ENTRANCE

Upvc entrance door with double glazed Georgian style opaque insert leads into

#### OPEN PLAN LOUNGE DINER 29' 11" x 10' 11" (9.12m x 3.33m)

Ornate stone effect fire surround with marble effect back and raised hearth housing free standing dual fuel burner. Coving to the ceiling, two double central heating radiators, polished wood stairs rising to first floor accommodation, Upvc double glazed window to the front and Upvc double glazed double doors opening out onto rear paved area. Internal door leads into

#### KITCHEN 10' 11" x 6' 3" (3.33m x 1.91m)

Fully fitted modern galley style kitchen fitted with a good range of base units finished in white with brushed chrome style door furniture. Block effect food preparation surfaces, integrated gas oven with four-ring gas hob above and matching chimney style filter hood, single bowl coloured sink with matching mixer tap, plumbing for automatic washing machine. Good quality dark oak effect laminate wood flooring, Upvc double glazed window to the side, coving to the ceiling, ceiling mounted spotlights, stained internal door leads into

#### REAR LOBBY

Useful area for cloak hanging with good quality dark oak

effect laminate wood flooring, Upvc side entrance door with double glazed opaque insert opening out into rear courtyard. Internal door leads into

#### BATHROOM

Has the benefit of slate tile flooring and modern white suite comprising dual low level flush WC, pedestal wash hand basin, panelled bath with fitted Creda electric shower, fitted shower screen and co-ordinating ceramic splash back tiling. Coving to the ceiling, central heating radiator and Upvc double glazed opaque window to the side.

#### FIRST FLOOR ACCOMMODATION

#### STAIRS AND LANDING

Polished wood open tread staircase leads to first floor landing with coving to the ceiling, smoke alarm, extremely useful shelved storage cupboard and internal doors leading off.

#### BEDROOM ONE 12' 1" x 12' 6" (3.68m x 3.81m)

With coving to the ceiling, central heating radiator, Upvc double glazed window provides stunning views over open countryside.

#### BEDROOM TWO 14' 1" x 9' 3" (4.29m x 2.82m)

With coving to the ceiling, central heating radiator, useful over the stairs storage cupboard with hanging rail, Upvc double glazed window to the front.

#### EXTERNAL

#### FRONT

To the front of the property is a small forecourt with traditional brick built retaining wall and timber pedestrian



access gate, courtyard low maintenance and laid with pebbles.

#### REAR

To the rear of the property is a fully enclosed courtyard style garden comprising attractive paved patio area with outside security light leading onto pebbled garden with raised timber decking area and raised border. Brick built perimeter wall and timber lap fencing with timber pedestrian access gate to the rear. Behind the property is a shared parking area with allocated parking and detached concrete block garage with up and over door.

#### 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 AND 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

Directions - Depart on Pasture Road and turn left onto Centenary Road. Turn left onto Airmyn Road (A614) and pass through three roundabouts remaining on A614. Bear left onto The Green Bear and left again onto Station Road where the property can be found on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A





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**Ground Floor**

Approx. 48.1 sq. metres (518.3 sq. feet)



**Bathroom**  
1.91m x 1.91m  
(6'3" x 6'3")

**Kitchen**  
3.33m x 1.91m  
(10'11" x 6'3")

**Lounge/Diner**  
9.10m x 3.94m  
(29'10" x 12'11")

Total area: approx. 79.3 sq. metres (853.9 sq. feet)

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



**First Floor**

Approx. 31.2 sq. metres (335.7 sq. feet)

