



Paper Mill Road
Rawcliffe Bridge
DN14 8SJ

£85,000

- Semi Detached House
- 3 Double Bedrooms
- Conservatory
- Breakfast Kitchen
- Gas Combi & Upvc DG
- Gardens & Parking
- Development Opportunity
- EPC Rating E

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe Bridge- Semi detached house, offers development opportunity. This traditional semi detached house is situated on a larger than average plot with good sized rear gardens, gas combi boiler & Upvc DG. The accommodation comprises to the ground floor: Entrance lobby, lounge, spacious breakfast kitchen, conservatory and tiled bathroom. To the first floor are 3 double bedrooms.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque stained and leaded glass insert leads into

ENTRANCE LOBBY With central heating radiator and stairs rising to first floor accommodation. Timber glazed door leads into

LOUNGE 13' 0" x 14' 7 max" (3.96m x 4.44m) Benefits from good quality oak effect laminate wood flooring, feature fire place with raised marble effect hearth and back housing electric fire, coving to the ceiling, ceiling mounted fan light and Upvc double glazed window with fitted vertical window blinds overlooking the front. Timber glazed door leads into

BREAKFAST KITCHEN 10' 3" x 18' 0 max" (3.12m x 5.49m) Extremely spacious modern dining kitchen with a good variety of white high gloss wall and base units fitted with Gothic style door and drawer furniture, marble effect food preparation surfaces and coordinating ceramic splash back tiling and matching breakfast bar, single bowl circular stainless steel sink with matching circular drainer with contemporary style mixer tap, plumbing for automatic washing machine and dishwasher, integrated wine cooler, free standing five ring Belling range cooker with double electric oven and pan drawer and stainless steel chimney style extractor hood above. With coving to the ceiling, twin ceiling mounted fanlights, useful walk in under stairs storage cupboard with wall mounted gas combination boiler and

Upvc double glazed opaque window to the side. Upvc double glazed double doors open out into

CONSERVATORY 9' 1" x 10' 8" (2.77m x 3.25m) Comprising Upvc double glazed units with fitted vertical blinds set on brick base, good quality oak effect laminate wood flooring, having the benefit of both power and light connected and Upvc double glazed doors opening out into the rear garden. Internal door leads into

BATHROOM 8' 10" x 6' 3" (2.69m x 1.91m) (Working progress) Benefits from fully ceramic tiled walls and tiled flooring, low level flush W.C., contemporary circular glazed wash hand basin with matching mixer tap, independent step in quadrant shower cubicle with fitted Tryton electric shower, space and plumbing to fit bath, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed turning staircase with painted timber handrail and Upvc double glazed window to the side leads to landing with access to roof void, coving to the ceiling and internal doors leading off.

BEDROOM ONE 13' 9 max" x 8' 3" (4.19m x 2.51m) With

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fitted double wardrobe with overhead storage cupboards providing both hanging rail and storage shelving, coving to the ceiling, central heating radiator and Upvc double glazed window provides views to the rear.

Council Tax: A

BEDROOM TWO 9' 7" x 14' 6 max" (2.92m x 4.42m) Former master bedroom partly split into two bedrooms with plaster board wall, central heating radiator, Upvc double glazed window to the front and internal walk in storage cupboard.

BEDROOM THREE 10' 8" x 9' 6" (3.25m x 2.9m) Third double bedroom with coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear.

EXTERNAL

FRONT To the front of the property is a coniferous hedge leading to mature lawned garden with walkway to front door with storm porch. To the side of the property driveway provides multi vehicle off street parking and provides vehicular access to the rear.

REAR To the rear of the property is a substantial garden with paved patio area, outside security light and cold water supply leading onto mature pebbled garden with concrete sectional storage unit. Dividing fence with decorative arch leads to mature enclosed lawned garden.

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 APPLIANCES 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.

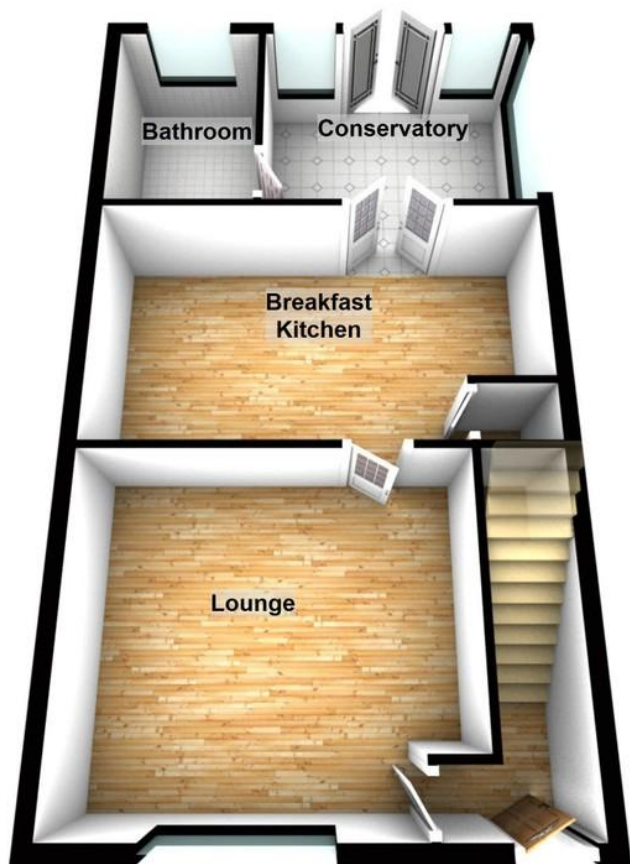
LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road. Pass through 3 roundabouts, and turn left at the next roundabout remaining on A614. Head into Rawcliffe and turn left on to The Green. Bear left on to Station Road and follow the road until reaching Rawcliffe Bridge where the road name changes to Bridge Lane. Turn left on to Paper Mill Road where the property is on the left hand side and can be easily identified by our Housesetc for sale board.





Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)

