



Bell Lane
Rawcliffe
DN14 8RP

£185,000

- Semi Detached Cottage
- 3 Double Bedrooms
- Separate Dining Room
- Superb Modern Bathroom
- Upvc DG & Gas Combi
- Useful Outbuildings
- Enclosed Rear Gardens
- EPC Rating D

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PROPERTY SUMMARY

Housesetc Rawcliffe- Charming and spacious semi detached cottage in a much sought after village location and being ideally located for the motorway network. Benefiting from two detached brick outbuildings, enclosed rear gardens, Upvc DG and gas combi boiler. The living accommodation briefly comprises: open 'double' lounge (formerly two reception rooms), separate dining room and fitted kitchen. To the first floor are three double bedrooms and a superb spacious bathroom with modern white suite plus double shower cubicle. Viewing is highly recommended.

ENTRANCE

Solid timber effect composite front door leads into

LOUNGE 21' 7" x 13' 1" (6.58m x 3.99m)

(Formerly two individual reception rooms)

Spacious lounge benefits from ornate archway, coving to the ceiling, two double radiators, feature exposed brick fireplace with raised tiled hearth and timber mantle with free standing electric stove fire. Fitted wall lights, Upvc double glazed Georgian style window to the front and Upvc double glazed patio doors opening out onto patio area. Period timber doors with patterned glazed inserts leading off.

DINING ROOM 12' 1" x 12' 1" max (3.68m x 3.68m)

With contemporary fitted fireside display shelving, coving to the ceiling, twin wall lights, double radiator and Upvc double glazed Georgian style window with fitted Venetian blind over looking the front.

KITCHEN 9' 0" x 12' 0" (2.74m x 3.66m)

Fitted cottage style kitchen with coloured wall and base units benefitting in brushed chrome door and drawer furniture. Marble effect food preparation surfaces, and co-ordinating ceramic splash back tiling with timber dado rail above. 1&

1/2 bowl stainless steel sink with contemporary style mixer tap, tiled flooring, coving to the ceiling, ceiling mounted spot light, plumbing for automatic washing machine and dishwasher, double radiator, Upvc double glazed window over looking the rear and composite rear door with double glazed insert leading out to the rear. Attractive timber staircase with turned timber spindles and balustrade lead to first floor.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

With access to roof void and internal doors leading off.

BEDROOM ONE 12' 1" x 11' 3" (3.68m x 3.43m)

With two double fitted wardrobes providing both hanging rails and storage shelving, picture rail, double radiator and Upvc double glazed Georgian style fire escape window to the front.

BEDROOM TWO 12' 1" max x 13' 1" max (3.68m x 3.99m)

With traditional fitted tea cupboards incorporating 8 storage drawers and 2 double storage cupboards with cloak hanging and shelving, double radiator and Upvc double glazed Georgian style fire escape window to the front.

BEDROOM THREE 9' 0" x 12' 6" max (2.74m x 3.81m)

With useful integral storage cupboard, radiator and Upvc double glazed window providing views over the rear garden and paddocks beyond.

BATHROOM 8' 10" max x 12' 1" max (2.69m x 3.68m)

Spacious high quality fitted house bathroom with integral shelved storage cupboard containing Worcester Bosch gas

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combi boiler, oak effect laminate wood flooring, radiator and stainless steel ladder style towel radiator. Fitted with contemporary white suite comprising panelled bath with mixer taps, dual low level flush w.c, pedestal wash hand basin with mixer tap and mirrored vanity unit with ceramic tiled splash backs to dado rail height with inset mosaic style dado. Independent step in tiled shower cubicle with fitted Mira electric shower, Upvc double glazed windows with fitted venetian blinds to both side and rear the side being opaque.

EXTERNAL

REAR

To the rear is a beautifully presented well maintained and fully enclosed private garden incorporating immediately behind the property a concrete and paved patio area with key block edging benefits from courtesy light, outside security light and cold water supply. Miniature brick wall flower bed leads onto predominately lawned garden enclosed with wall, timber perimeter fencing and shrub hedge with generously well stocked borders. The garden also benefits from good quality brick built outbuildings the first being used as a utility room.

UTILITY 7' 4" x 7' 0" (2.24m x 2.13m)

With timber secure entrance door with power and light connected on separate fuse board with space for dryer and marble effect work surface above and Upvc double glazed window to the side.

OUTSIDE W.C

Fitted with wall mounted miniature wash hand basin, coordinating ceramic splash back tiling, tiled flooring and low level flush w.c,

STORE ROOM

With timber storage shelving and electric light.

ADDITIONAL BRICK BUILT OUTBUILDING 14' 4" x 7' 4" (4.37m x 2.24m)

Two storey brick built outbuilding with timber entrance door having the benefit of both power and light and pull down loft ladder leading to upper floor, Upvc double glazed window to the side.

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 & 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 Directions-Leaving our office on Pasture Road turn left at the mini roundabout onto Centenary Road, at the end of the road turn left onto A614 / Airmyn Road. Pass through 2 roundabouts, and turn left at the 3rd roundabout remaining on A614. Follow into the village of Rawcliffe then eventually turn right onto High Street which turns into Bell Lane where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B



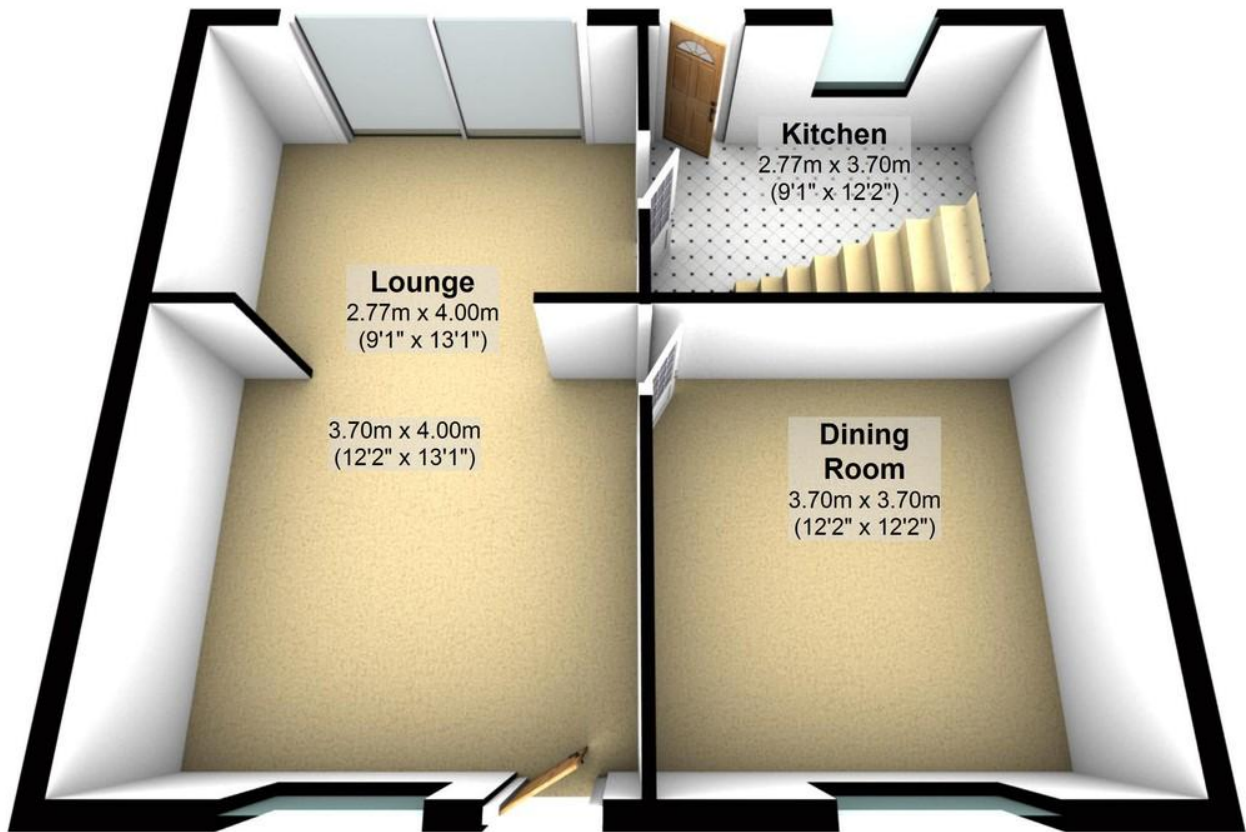


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Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 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. 50.2 sq. metres (540.3 sq. feet)

