



The Green Rawcliffe DN14 8QF

£155,000

- Charming Cottage
- Three Bedrooms
- Spacious Dining Kitchen
- High Quality Bathroom
- Original Features
- Substantial Gardens
- Variety of Outbuildings
- EPC Rating E

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PROPERTY SUMMARY

Housesetc Rawcliffe- Charming cottage overlooking Rawcliffe village green retains original features including beams & floors and additionally benefiting from sash style Upvc DG windows, substantial rear gardens with bar, outbuildings, W.C, storage shed, greenhouse, pond, decking & fruit trees. The well presented living accommodation comprises to the groundfloor: entrance hallway, lounge, spacious dining kitchen both with exposed beams. To the first floor are 3 bedrooms and a high quality tiled house bathroom. Viewing is strongly recommended.

ENTRANCE

Upvc front entrance door with double glazed opaque stained and leaded glass insert with matching sky light leads into

RECEPTION HALLWAY

Spacious reception hallway with high ceilings, coving to the ceiling, stained timber dado rail, matching architraves and skirting boards, stairs rising to first floor accommodation and natural timber and glazed doors leading off.

LOUNGE 11' 5" x 10' 8" (3.48m x 3.25m)

With rustic exposed brick ornate fireplace and matching raised hearth, stripped and polished floorboards with matching stained timber dado rails and charming exposed beams to the ceiling. Upvc double glazed sash style window with fitted blinds to the front.

DINING KITCHEN 21' 9" x 14' 6" max (6.63m x 4.42m) reducing to (11'10 x 5'0)

Spacious fully fitted cottage style solid oak dining kitchen with wall, base and display units with gothic style door and drawer furniture with solid timber work surfaces and matching drainer, Belfast style sink with contemporary style mixer tap, concealed wall mounted gas central heating

boiler, plumbing for automatic washer, traditional tiled flooring and stripped and polished floorboards, exposed beams to the ceiling, 'Delongi' professional cooking range set in exposed brick alcove with timber beam above incorporating 6 gas burner and electric rotisserie oven. Recessed ceiling spot lights, useful under stairs storage cupboard with double timber doors, double radiator, Upvc double glazed sash windows with fitted window blinds to both the side and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with natural timber hand rail, recessed ceiling spot lights, coving to the ceiling leads to landing with coving to the ceiling, timber hatch into loft space and natural timber doors leading off.

BEDROOM ONE 11' 10" x 10' 6" (3.61m x 3.2m)

With stripped and polished floorboards, natural timber dado rail, coving to the ceiling, Upvc double glazed sash style window with fitted venetian blinds providing views over the rear.

BEDROOM TWO 12' 1" min x 8' 4" (3.68m x 2.54m)

Good size second bedroom with built in double wardrobe providing both hanging rail and storage shelving, coving to the ceiling, radiator and Upvc double glazed sash style window with venetian blinds provides excellent views over the green.

BEDROOM THREE 8' 1" x 9' 3" max(2.46m x 2.82m)

With stripped and polished floorboards, radiator, coving to the ceiling, contemporary suspended spot lights, Upvc double

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glazed sash style window with fitted venetian blinds providing views over the village green.

Board

Council Tax: A

BATHROOM

Beautiful presented and fully tiled quality house bathroom fitted with traditional English white suite and antique effect taps, comprising pedestal wash hand basin, low level flush w.c, shaped bath with mains fed antique effect shower above, recessed ceiling spot lights, electric extractor fan, coving to the ceiling, radiator and Upvc double glazed opaque window with fitted window blind to the rear.

EXTERNAL

REAR

To the rear is a superbly presented and surprisingly spacious cottage style garden split into 3 separate sections. With a variety of useful outbuildings to include bar area with built in chimney fire, brick built working fireplace within solid timber bar area with pitched and tiled roof. Secure brick built outbuilding, outside w.c with white low level flush w.c and outside cold water supply, further brick built store with eaves storage and useful fitted storage shelving. Small lawned area with brick built perimeter walls and timber picket gates to both front and back with paved walkways and raised water feature, brick built archway, walkway leads to rear. Fully enclosed rear garden with vegetable / fruit garden with good quality timber storage shed and paved walkway with raised planting areas, stocked fishpond with timber decking bridge above with turned timber spindles and balustrade, shrub hedge to the rear and further paved walkway leads to vegetable garden with substantial greenhouse.

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 Goole head towards the village of Rawcliffe, on entering turn left at the village green onto Station Road and then right onto The Green where the property is on the left hand side and can be identified by our Housesetc For Sale





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