



Hall Gardens Rawcliffe DN14 8TP

£225,000

- Modern Detached House
- 4 Beds (3 fully fitted)
- En Suite Shower Room
- Breakfast Kitchen & Utility
- Conservatory & Cloaks
- Garage & Encl Gardens
- No Chain
- EPC Rating C

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe- Available with no onward chain and benefitting from solar panels with feed in tariff, Upvc DG throughout, driveway, double garage and private gardens. The groundfloor accommodation comprises: entrance hallway, breakfast kitchen with appliances, utility room, dining room, lounge, conservatory and cloaks. To the first floor are 4 bedrooms, 3 with fitted furniture and en suite to master, and modern house bathroom with substantial shower. Viewing strongly advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque and leaded insert with adjoining Upvc double glazed opaque side panels leads into

RECEPTION HALLWAY With coving to the ceiling, central heating radiator, useful under stairs storage cupboard, attractive staircase rising to first floor accommodation and internal doors leading off.

BREAKFAST KITCHEN 20' 2" x 8' 9 max" (6.15m x 2.67m)
Fully fitted modern breakfast kitchen with a good variety of wall and base units finished in light oak with brushed chrome style door and drawer furniture, integrated double electric oven and four ring electric hob with matching chimney style extractor hood above, marble effect food preparation surfaces and breakfast bar, coordinating ceramic splash back tiling, integrated dishwasher, 1 and 1/2 bowl stainless steel sink with mixer tap, ceiling mounted spotlights, coving to the ceiling, Karndean style tile effect floor covering, Upvc double glazed window with fitted window blinds to the side and Upvc double glazed patio doors with fitted window blinds open out into the rear garden. Internal door leads into

UTILITY ROOM 5' 1" x 7' 2" (1.55m x 2.18m) With flooring running through from kitchen, fitted with both wall and base units finished in light oak effect with brushed chrome style door furniture, 1 and 1/2 bowl stainless steel sink with mixer

tap, plumbing for automatic washing machine, marble effect food preparation work surface with coordinating ceramic splash back tiling, central heating radiator, electric extractor fan and Upvc door to the side with double glazed opaque insert.

DINING ROOM 10' 3" x 9' 8" (3.12m x 2.95m) With coving to the ceiling, central heating radiator and Upvc double glazed window with fitted vertical window blinds to the rear.

LOUNGE 22' 7 max" x 11' 1" (6.88m x 3.38m) With feature Adam style fire surround incorporating marble effect back and raised hearth housing real flame coal effect electric fire, coving to the ceiling, two central heating radiators and walk in square Upvc double glazed window to the front. Upvc double glazed double doors with adjoining side panels opens into

CONSERVATORY 13' 2" x 9' 11" (4.01m x 3.02m) Good quality conservatory comprising Upvc double glazed units set on brick base, tiled flooring, having the benefit of both power and light connected and Upvc double glazed double doors open out into the rear garden.

GROUND FLOOR W.C. 5' 5" x 4' 7" (1.65m x 1.4m) Fitted with Twyford suite comprising low level flush W.C., pedestal wash hand basin with mixer tap and coordinating ceramic



splash back tiling. Central heating radiator, Karndean style flooring and Upvc double glazed opaque window to the side.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive turning staircase with turned timber spindles and balustrade leads to landing with matching turned timber spindles and balustrade, coving to the ceiling, access to part boarded loft via roof ladder, central heating radiator and internal doors leading off.

MASTER BEDROOM 14' 0 max" x 11' 8 max" (4.27m x 3.56m) Fully fitted master bedroom with a vast array of bedroom furniture finished in beech effect with brushed chrome style door and drawer furniture to include: 3x double wardrobes, over head storage cupboards, three drawer bedside cabinets and 7 drawer dressing table with integral pull out linen basket. With central heating radiator and Upvc double glazed window with fitted window blinds provides excellent views over the rear garden. Internal door leads into

EN SUITE 5' 9" x 6' 0" (1.75m x 1.83m) Modern en suite shower room benefits from modern suite comprising vanity wash hand basin set in double unit, concealed low level flush W.C. and independent step in quadrant shower cubicle with mains fed shower. With marble effect wall coverings, tile effect laminate floor covering, recessed ceiling spotlights, electric extractor fan, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the front.

BEDROOM TWO 9' 1" x 10' 10" (2.77m x 3.3m) Fully fitted guest bedroom with a good variety of furniture finished in pear wood effect with stainless steel T-bar door and drawer furniture to include: 1x double and 1x single wardrobe, overhead storage cupboards and four drawer dressing table. With central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 10' 10" x 10' 10 max" (3.3m x 3.3m) Having central heating radiator and Upvc double glazed window with fitted window blinds to the rear.

BEDROOM FOUR 7' 2" x 8' 6" (2.18m x 2.59m) Good sized fourth bedroom with a good variety of bedroom furniture to include: double wardrobe providing both hanging rail and storage shelving, 2x storage cupboards with fitted bookcase above and 2x three drawer storage units. With central heating radiator and Upvc double glazed window with fitted vertical window blinds to the rear.

HOUSE BATHROOM 5' 10" x 13' 0 max" (1.78m x 3.96m)

Ultra modern house bathroom (fitted in 2012) with contemporary suite comprising panelled bath with mixer tap and shower mixer attachment, vanity wash hand basin set in high gloss unit with mixer tap, concealed low level flush W.C. and step in double shower cubicle with ceramic tiled splash backs and mains fed shower. With ceramic tiled walls to dado rail height, stainless steel ladder style towel radiator, fitted illuminated vanity mirror with electric shaver point, cupboard containing hot water cylinder and storage shelving, electric extractor fan and Upvc double glazed opaque window to the front.

EXTERNAL

FRONT To the front of the property is a small open plan lawned garden with concrete driveway providing multi vehicle off street parking with walkway to front door with storm porch and courtesy coach light. Driveway leads to brick built double garage with cold water supply, twin up and over doors and useful eaves storage space with Upvc double glazed window to the front. Stripped paved walkway with timber pedestrian access gate leads to the side and rear.

SIDE To the side is a further stripped paved walkway leading to Upvc personal access door into garage and side entrance door. Useful timber storage unit and wrought iron pedestrian gate leading to rear.

REAR To the rear is a fully enclosed private and extremely well presented garden comprising paved patio area with generously stocked borders leading onto lawned garden with well stocked borders and raised planting area containing a good variety of mature shrubs, plants and trees. The property is fully enclosed with good quality timber perimeter fencing and shrub hedge with outside light and power supply. The far side of the property is a further stripped paved walkway with a further timber storage unit and secure timber pedestrian access gate leading back to the front.

ADDITIONAL The property has the benefit of 15 fitted solar panels and Upvc soffits and fascias throughout

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



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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. Turn left on to Hall Gardens where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: E



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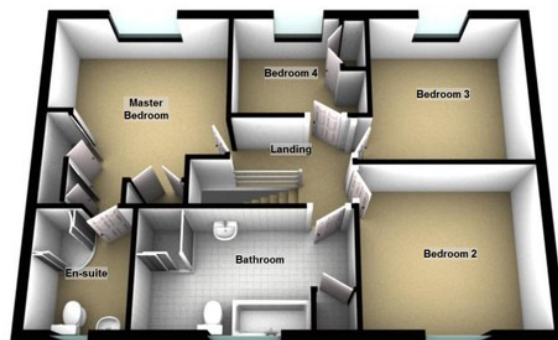
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Ground Floor



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.

