



Manor Fields
Rawcliffe
DN14 8TN

£230,000

- Modern Detached House
- Four Good Sized Beds
- En Suite & G'floor WC
- Fitted Kitchen & Utility
- Integrated Appliances
- Double Garage & Parking
- Enclosed Rear Gardens
- EPC Rating TBC



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe- modern detached house, gas CH, Upvc DG, double garage & security system. Located within a popular residential development and providing excellent access to the motorway network this well presented property has a good size enclosed rear garden with lawn and decking whilst the accommodation briefly comprises of: entrance hallway, cloaks, lounge, dining room, fitted kitchen with integrated appliances and utility room. To the first floor are four good sized bedrooms, master with stylish en suite, plus high quality family bathroom.

GROUND FLOOR ACCOMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque insert leads into

RECEPTION HALLWAY Spacious and light reception hallway with coving to the ceiling, central heating radiator, useful walk in under stairs storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

GROUND FLOOR W.C. 6' 9" x 2' 4" (2.06m x 0.71m) Fitted with modern white suite comprising corner wash hand basin with mixer tap and ceramic splash back tiling and low level flush W.C. With central heating radiator and Upvc double glazed opaque window to the front.

LOUNGE 16' 7 max" x 11' 0" (5.05m x 3.35m) With feature Adam style fire surround incorporating marble effect back and raised hearth housing electric fire, coving to the ceiling, two central heating radiators and walk in square Upvc double glazed bay window with fitted Venetian blinds overlooking the front.

DINING ROOM 9' 1" x 11' 1" (2.77m x 3.38m) Good sized dining room having coving to the ceiling, central heating radiator and Upvc double glazed French doors with adjoining side panels opening out onto decking area.

DINING KITCHEN 11' 2" x 8' 10" (3.4m x 2.69m) Modern dining kitchen benefits from fitted wall and base units

finished in white with Gothic style door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 and 1/2 bowl coloured sink with mixer tap, integrated electric oven with four ring gas hob and filter hood above, integrated refrigerator and space and plumbing for dishwasher. With checkered slate tiled flooring, central heating radiator, ceiling mounted spotlights, personal access door into garage and Upvc double glazed window with fitted Venetian blind overlooking the front. Internal door leads into

UTILITY ROOM 5' 9" x 6' 5" (1.75m x 1.96m) With tiled flooring running through from kitchen and base unit also to match kitchen with marble effect work surface and co-ordinating splash back tiling, single bowl stainless steel sink with mixer tap, plumbing and space for automatic washing machine and dryer, central heating radiator, electric extractor fan, ceiling mounted spotlights and reinforced door with double glazed opaque insert opens to the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Attractive staircase with painted turned timber spindles and balustrade leads to landing with further turned timber spindles and balustrade, coving to the ceiling, smoke alarm, central heating radiator, useful shelved storage cupboard housing hot water cylinder and internal doors leading off.



BEDROOM ONE 14' 3 max" x 14' 8 max" (4.34m x 4.47m)
Spacious master bedroom with central heating radiator and Upvc double glazed window overlooking the front. Internal door leads into

EN SUITE 6' 7" x 6' 6" (2.01m x 1.98m) Modern en suite shower room fitted with white suite comprising pedestal wash hand basin with mixer tap, low level flush W.C. and independent step in tiled shower cubicle with mains fed shower. Benefits from good quality ceramic tiles to dado rail height and inset mosaic style dado rail, tiled flooring, electric extractor fan, electric shaver point and Upvc double glazed opaque window to the front.

BEDROOM TWO 9' 10" x 11' 2" (3m x 3.4m) With central heating radiator and Upvc double glazed window providing excellent views over the rear garden.

BEDROOM THREE 13' 0 max" x 8' 10 max" (3.96m x 2.69m)
With central heating radiator, access to roof void and Upvc double glazed window overlooking the front..

BEDROOM FOUR 9' 1 max" x 8' 8 max" (2.77m x 2.64m)
With central heating radiator and Upvc double glazed window providing excellent views over the rear garden.

HOUSE BATHROOM 6' 2" x 6' 10" (1.88m x 2.08m)
Beautifully presented modern house bathroom fitted with modern white suite comprising pedestal wash hand basin, low level flush W.C. and panelled bath with mixer tap. With ceramic tiled walls to dado rail height and tiled flooring, electric extractor fan, electric shaver point, central heating radiator and Upvc double glazed opaque window with fitted Venetian blind to the rear.

EXTERNAL

FRONT To the front of the property is a mature lawned garden with shrub perimeter hedging and paved walkway to front door with storm porch and courtesy lighting. To the side of the property is a double width driveway leading to double brick built garage with twin up and over doors having the benefit of both power and light connected. Stripped paved walkway to the side leads to timber pedestrian access gate.

REAR To the rear of the property is a beautifully presented fully enclosed lawned garden with good quality timber perimeter fencing. Paved walkway leads to personal access door to garage and round to the rear with two separate raised timber decking areas, one to the rear of the garden

having timber pergola above. The remainder of the garden is laid to lawn with extremely well stocked borders containing a good variety and number of mature shrubs, plants and trees. Outside light and cold water supply.

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.

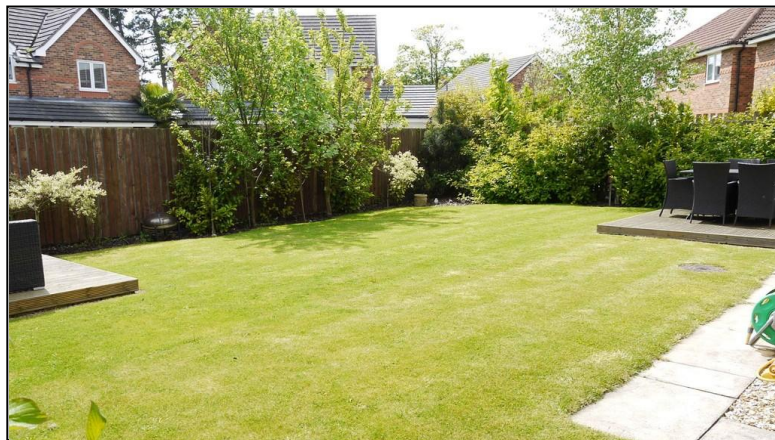
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

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 and pass through 3 roundabouts, and turn left at the next roundabout remaining on A614. Follow the road entering into the village of Rawcliffe. Turn left on to Hall Gardens, and then immediately turn right on to Manor Fields 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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