



Riverside Court
Rawcliffe
DN14 8TD

£210,000

- Modern Detached House
- Four Beds & En Suite
- Modern Kitchen & Appls
- Conservatory & Dining Rm
- Garage & Block Paving
- Extensive Rear Garden
- No Onward Chain
- EPC Rating C



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PROPERTY SUMMARY

Housesetc Rawcliffe- Pleasant cul de sac position, quality conservatory provides views over substantial enclosed rear garden, separate dining room, fully fitted modern 'shaker' style kitchen with a good range of integrated appliances, utility room, four bedrooms, en suite shower room and ground floor W.C., block paved drive and garage, modern detached house, ideally located for excellent access to motorway network. No upward chain.

ENTRANCE

Timber front entrance door with opaque arched insert leads into

ENTRANCE LOBBY

With attractive tiled flooring, cloak hanging, coving to the ceiling, recess ceiling spotlight, timber framed double glazed window to the side and opening into

RECEPTION HALLWAY

With attractive turning timber staircase rising to first floor, coving to the ceiling, recess ceiling spotlights, central heating radiator and doors leading off.

LOUNGE 12' 9" max x 19' 4" (3.89m x 5.89m)

With coloured timber Adam style fire surround with marble effect back and raised hearth housing real flame coal effect gas fire. Coving to the ceiling, two double central heating radiators, dado rail, double timber glazed doors leading back into hallway, walk in square bay window with timber framed double glazed leaded window and additional timber framed double glazed leaded window to the front.

GROUND FLOOR W.C 3' 3" x 6' 4" (0.99m x 1.93m)

With modern light suite incorporating gold effect fittings comprising low level flush W.C and wall mounted wash hand

basin with coordinating ceramic splash back tiling and attractive tiled flooring and timber framed double glazed opaque window to the side.

KITCHEN 11' 4" x 9' 10" (3.45m x 3m)

Fully fitted modern kitchen with a good variety of shaker style wall, base and display units finished in beech effect with stainless steel T-bar door and drawer furniture, integrated stainless steel finish electric oven with four ring gas hob and matching chimney style extractor hood and cooker splash back. Integrated dishwasher and wine rack, integrated larder style fridge freezer, 1 and 1/2 bowl stainless steel sink with antique effect mixer tap, good quality tiled flooring, coving to the ceiling, double central heating radiator, marble effect food preparation surfaces with coordinating splash back tiling and timber framed double glazed window providing stunning views over the rear garden. Internal door leading into

UTILITY ROOM 5' 11" x 6' 4" (1.8m x 1.93m)

With fitted shaker style units finished in beech effect with brushed chrome T-bar door furniture to match kitchen to include double larder unit and fitted wall unit, plumbing for automatic washing machine and space for dryer. Tiled flooring running through from kitchen, coving to the ceiling, wall mounted gas central heating boiler and timber side entrance door with double glazed opaque insert.

DINING ROOM 12' 0" x 9' 2" (3.66m x 2.79m)

Having attractive patterned tiled flooring running through from the kitchen, coving to the ceiling, double central heating radiator and timber framed double glazed window to the side. Opening leads into



CONSERVATORY 8' 4" x 9' 10" (2.54m x 3m)

Superb conservatory comprising of Upvc double glazed units set on brick base and benefiting from fitted laminate wood flooring and having the benefit of power points and electric light. Upvc double glazed double doors open out onto rear patio area whilst the conservatory provides excellent views over the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Elegant staircase incorporating turned timber spindles and balustrade leads to landing which provides access to roof void, coving to the ceiling, recess ceiling spot lights, useful shelved storage cupboard and internal doors leading off.

BEDROOM ONE 12' 0" max x 11' 10" (3.66m x 3.61m) With attractive recess ceiling spotlights, coving to the ceiling, central heating radiator, timber framed double glazed leaded window providing views to the front. Glazed brick feature and internal door leads into

EN SUITE 6' 0" x 6' 3" (1.83m x 1.91m)

Elegant en suite shower room benefits from light suite with gold effect fittings comprising pedestal wash hand basin with coordinating ceramic splash back tiling, low level flush W.C, independent step in tiled shower cubicle with mains fed shower, stainless steel ladder style towel radiator, electric extractor fan and timber framed double glazed opaque window to the side.

BEDROOM TWO 12' 1" x 9' 6" (3.68m x 2.9m)

With fitted central heating radiator and timber framed double glazed window providing stunning views over the rear garden and beyond.

BEDROOM THREE 8' 9" x 9' 7" (2.67m x 2.92m)

With three panelled colour wash walls to dado rail height, fitted display/storage shelving, contemporary ceiling mounted light, central heating radiator, timber framed double glazed window providing stunning views over the rear garden.

BEDROOM FOUR 14' 2" x 7' 2" (4.32m x 2.18m)

Good sized fourth bedroom with recess ceiling spotlights, coving to the ceiling, central heating radiator, useful shelved storage cupboard containing hot water cylinder, timber framed double glazed leaded window overlooking the front.

BATHROOM

Benefits from light suite with antique effect fittings comprising pedestal wash hand basin with ceramic splash

back tiling to dado rail height with inset dado rail, low level flush W.C, panelled bath with matching antique effect telephone style shower attachment, central heating radiator and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT

To the front of the property is an attractive brick built retaining wall with ornate wrought iron railings and matching wrought iron vehicular access gate. Immediately to the front of the property is a low maintenance gravelled garden whilst to the side is a block paved driveway providing multi vehicle off street parking with brick built dividing wall and block paved step to front door with courtesy lighting. Driveway leads to brick built garage with up and over door having the benefit of both power and light connected with useful eves storage space and timber framed window to the side.

REAR

Immediately behind the property is a small paved patio area with outside cold water supply whilst the remainder of the substantial garden is mainly laid to lawn with generously stocked borders and additional ornate circular patio area. The garden is fully enclosed with good quality timber perimeter fencing incorporating concrete posts and gravel boards. To the rear of the property are two concrete bases idea for summer house/pergola/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

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 turn right onto Bank Side, and then immediately turn left onto Riverside. Turn left onto Riverside Court where the property is



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on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: D



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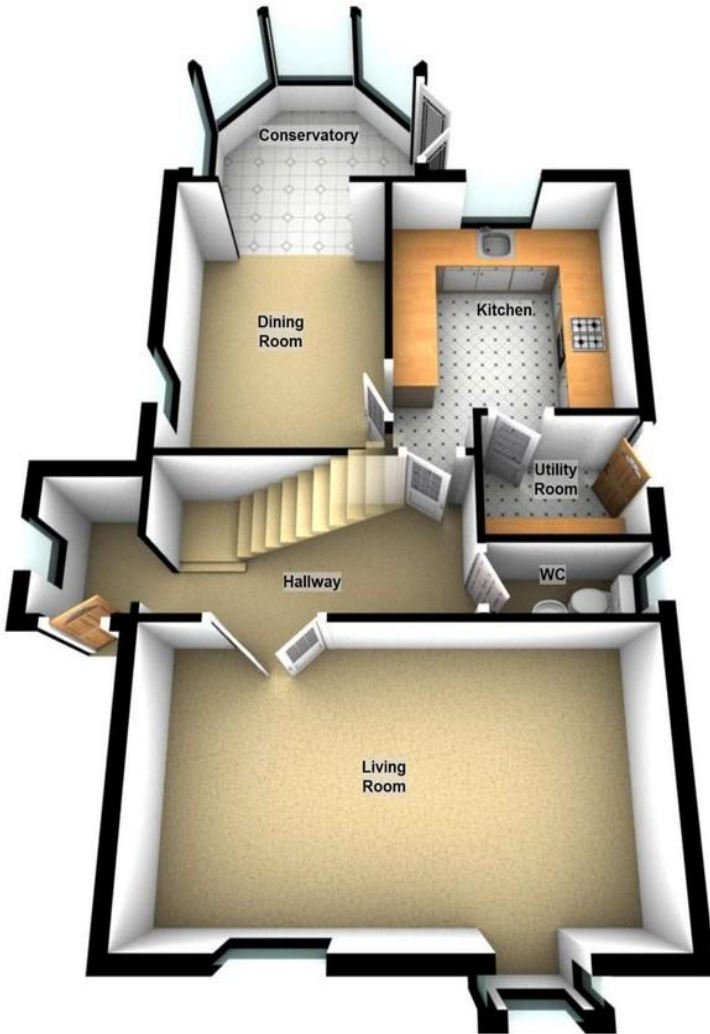


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Ground Floor



First Floor

