



Station Road
Rawcliffe
DN14 8QR

£175,000

- Extended Semi House
- 4 Beds, Balcony to Master
- 25ft Living Kitchen
- Integrated Appliances
- Upvc DG & Gas Combi
- Multi Vehicle Parking
- Garage & Enc Gardens
- EPC Rating C

91 Pasture Road
Goole
East Yorkshire
DN14 6BP

T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on the 'feedback' section.

Please feel free to follow us on Facebook, Twitter, Google+ and YouTube by searching for 'Housesetc' where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into our office. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd with high quality interactive video tours which include street view, map, 3D floor plans and full property particulars. We lead the others follow!

'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe- Extended semi detached house located in the popular village of Rawcliffe affording excellent access to the motorway network in addition to well regarded primary & secondary schools. The property benefits from gas combination boiler, Upvc DG, garage & gardens. The living accommodation comprises to the groundfloor: entrance hallway, lounge and spacious 25ft open plan living kitchen with integrated appliances. To the first floor are four bedrooms, master benefiting from a balcony and a modern house bathroom with white suite to include shower-bath. Viewing is strongly advised.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque insert and matching full height opaque double glazed side panel leads into

ENTRANCE HALLWAY Spacious entrance hallway benefits from central heating radiator, useful under stairs storage cupboard with cloak hanging, contemporary light fitting, stairs rising to first floor accommodation, personal access door into garage and internal doors leading off.

LOUNGE 13' 11" x 11' 0" (4.24m x 3.35m) With feature marble effect Adam style fire surround with matching back and raised hearth housing real flame effect gas fire with pebbled insert, coving to the ceiling, double central heating radiator and Upvc double glazed Georgian style bow window with fitted window blinds overlooking the front.

LIVING KITCHEN 25' 9" x 9' 7" (7.85m x 2.92m) Split into two areas with kitchen area fitted with wall and base units with solid oak doors and banker style door and drawer furniture, single bowl stainless steel circular sink with contemporary style mixer tap, fitted dishwasher, fitted electric oven with four ring gas hob incorporating stainless steel splash back and matching chimney style extractor hood, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, good quality tiled flooring, ceiling mounted spotlights, Upvc double glazed

window with fitted blinds overlooking the rear.

Archway leads to living area fitted with a combination of tiled flooring and good quality oak effect laminate wood flooring, coving to the ceiling, double central heating radiator and Upvc double glazed double doors and additional single door fitted with venetian blinds opens into the rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Carpeted staircase with painted timber handrail leads to landing with access to roof void, central heating radiator, contemporary ceiling mounted light, useful shelved former airing cupboard and internal doors leading off.

BEDROOM ONE 18' 2" x 7' 5" (5.54m x 2.26m) Good sized master bedroom benefits from coving to the ceiling, central heating radiator and Upvc double glazed window to the rear. Upvc double glazed Georgian style double doors opening out onto balcony with attractive wrought iron surround.

BEDROOM TWO 11' 10" x 11' 4" (3.61m x 3.45m) With central heating radiator, contemporary ceiling mounted lights and Upvc double glazed Georgian style window overlooking the front.



BEDROOM THREE 12' 0" x 9' 0 min" (3.66m x 2.74m) With central heating radiator and Upvc double glazed window to the rear.

BEDROOM FOUR 7' 9 max" x 7' 10 max (incorporating bulk head)" (2.36m x 2.39m) With coving to the ceiling, central heating radiator and Upvc double glazed Georgian style window overlooking the front.

BATHROOM 5' 7" x 8' 3" (1.7m x 2.51m) Fitted with contemporary white suite comprising dual low level flush W.C., pedestal wash hand basin with contemporary style mixer tap and fitted vanity mirror, 'P' shaped shower bath with contemporary style mixer tap, fitted shower screen and Victorian style mains fed shower. With ceramic tiled walls to dado rail height, central heating radiator and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT To the front of the property is a low maintenance pebbled garden with a variety of mature trees. Brick built perimeter and dividing wall with concrete driveway providing additional parking and step up to front door with courtesy coach light. Driveway leads to brick built garage with fitted roller door having the benefit of both power and light connected, plumbing for automatic washing machine, space for dryer with marble effect work surface above, wall mounted gas combination boiler and fitted central heating radiator.

REAR To the rear of the property is a fully enclosed garden with a combination of timber lap fencing incorporating concrete posts and gravel boards to one side and timber fencing to the other, outside lights and cold water supply. Attractive patio area leads onto mature lawned garden.

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.

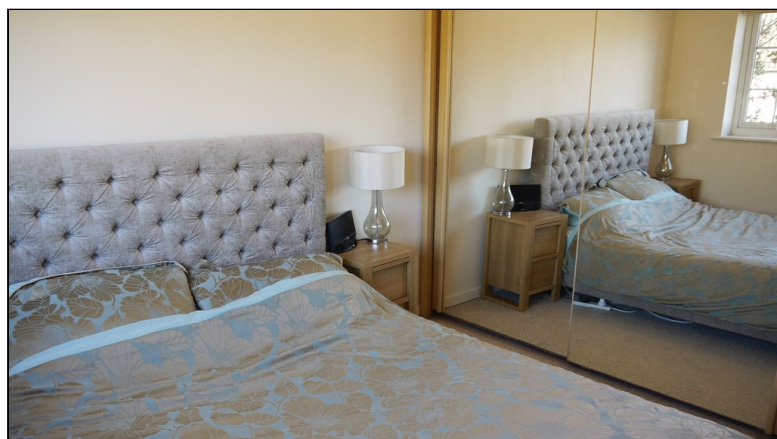
We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. At the end of the road turn left on to A614 / Airmyn Road. Pass through 3

roundabouts and turn left at the next roundabout remaining on A614. Enter into the village of Rawcliffe and turn left on to The Green. Bear left on to Station Road where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: C





91 Pasture Road T. 01405 780 666
Goole F. 01405 762 942
East Yorkshire E. info@housesetc.co.uk
DN14 6BP www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

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.

