



104 Station Road

Rawcliffe, Nr Goole, DN14 8QS

**Asking Price Of £175,000**

# Property Features

- Good sized Semi-House on edge of popular Village
- Lounge, Dining Room, Conservatory & Kitchen
- 3 Bedrooms, Bathroom, 15' Workshop & 22' Games Room
- Partial heating, 22' Garage, Front Garden & Rear Yard
- In need of updating and refurbishment



## Full Description

### SITUATION

From Goole take the A614 to Rawcliffe. On entering the village take the second left turn into The Green which in turn runs into Station Road. Proceed through the 'S' bend and the property will be found on the right handside of Station Road just before leaving the Village being clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Semi-Detached House being situated in a pleasant position on the edge of the popular Village of Rawcliffe which is ideally placed for Goole and J36 of the M62 motorway. The property enjoys open views over farmland to front and the good sized accommodation which is in need of updating and refurbishment presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

Enclosed staircase to the first floor.

#### LOUNGE 13' 9" x 12' 9" (4.19m x 3.89m)

Fireplace with mahogany surround and 2 wall lights.

#### DINING ROOM 10' 3" x 9' 0" (3.12m x 2.74m)

Radiator and patio doors into:

#### CONSERVATORY 18' 3" x 16' 6" (5.56m x 5.03m)

French doors to the rear yard.

#### KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer, and part ceramic tiled walls.



## INNER LOBBY

Built in cupboard.

## BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

## WORKSHOP / STORE 15' 3" x 14' 3" (4.65m x 4.34m)

Personal doors to front and into the Garage together with double doors into:

## GAMES ROOM 22' 0" x 15' 0" (6.71m x 4.57m)

Full sized Snooker table.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

### FRONT BEDROOM 13' 6" x 11' 6" (4.11m x 3.51m)

Built in wardrobes and cupboards. Radiator.

### REAR BEDROOM 12' 0" x 10' 3" (3.66m x 3.12m)

Built in cupboards and radiator.

### REAR BEDROOM 8' 9" x 8' 0" (2.67m x 2.44m)

Radiator.

## TO THE OUTSIDE

Concrete sectional GARAGE 22' x 12' with up and over doors to front and driveway approach from Station Road.

Lawned Garden to front.

Enclosed Yard to rear with kennel.

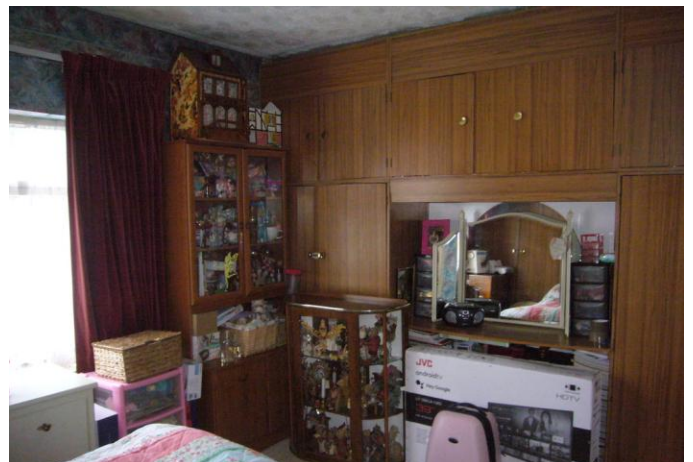
## SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is partial solid fuel central heating from the lounge fire to radiators.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.



## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

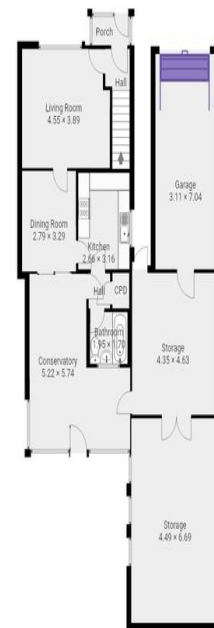
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

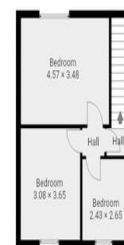
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54   E
21-38	F		
1-20	G	20   G	



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