



5 Station Road

Rawcliffe, Nr Goole, DN14 8QP

Asking Price Of £144,950

Property Features

- Superbly presented Terrace Cottage in popular Village
- Lounge with Multi-fuel stove & Kitchen with appliances
- 2 Bedrooms, Shower Room, Gas CH & UPVC DG
- Delightful Rear Garden with covered Decked Area
- An ideal First Home & Inspection a must



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. The property will be found on the left handside of Station Road being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a very characterful Terrace Cottage being situated in the centre of the popular Village of Rawcliffe which is ideally placed for Goole and J36 of the M62 motorway. The property is an ideal First Home and has extremely well presented accommodation which presently comprises:



GROUND FLOOR

ENTRANCE

UPVC front door leading to:

LIVING ROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Recessed Fireplace with oak mantel housing cast iron multi fuel stove on slate hearth. Radiator and beamed ceiling.



KITCHEN 9' 6" x 7' 9" (2.9m x 2.36m)

Range of shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Integrated dishwasher and microwave. Fold down Breakfast Bar. Radiator, part ceramic tiled walls, understairs cupboard and UPVC door to rear.



FIRST FLOOR

LANDING

This is approached via an enclosed staircase from the kitchen and opening from the small Landing are:

FRONT BEDROOM 12' 3" x 9' 3" (3.73m x 2.82m)

Radiator.



REAR BEDROOM 8' 0" x 4' 6" (2.44m x 1.37m)

Radiator and cupboard overstairs housing gas central heating boiler.



SHOWER ROOM

White suite comprising walk in shower cubicle, vanity washbasin and low flush WC. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.



TO THE OUTSIDE

Covered DECKED AREA to rear which leads to an enclosed lawned GARDEN AREA with GARDEN SHED.

RIGHTS OF WAY

There is a pedestrian Right of Way in favour of 5 Station Road from the road at the front to the side and rear of 1 & 3 Station Road to gain access to the rear of 5 Station Road. There is also a pedestrian Right of Way in favour of 7 Station Road over the rear of 5 Station Road.



SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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 A, 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 PROCEDURE

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.

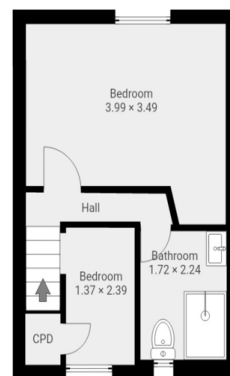
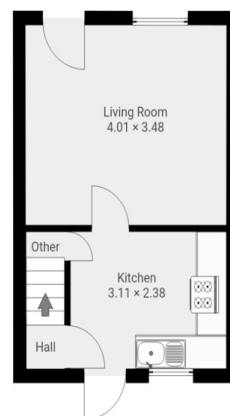
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Belgravia
Goole
DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements