



Station Road

Rawcliffe, Nr Goole, DN14 8QR

**Offers Over £150,000**

# Property Features

- Detached Chalet style House in popular Village
- 19' Lounge, Kitchen, Dining Room & Sun Room
- Sitting Room / Bedroom 3 & 2 first Floor Bedrooms
- Shower Room, Gas CH, UPVC DG & Gardens
- In need of full modernisation - Offers by 5th July 2024



## 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. Aysgarth is approached from Station Road via a private shared driveway located between the properties known as "The Robins Rest" and "Elvin" which are situated on the right handside of Station Road.

### THE PROPERTY

This consists of a Detached Chalet Style House 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 in need of full modernisation and refurbishment and presently comprises:

### GROUND FLOOR

#### ENTRANCE LOBBY

UPVC door and enclosed staircase to the first floor.

#### LOUNGE 19' 9" x 10' 3" (6.02m x 3.12m)

Dark wood fire surround housing electric fire. Bay window to front and 2 radiators.

#### KITCHEN 13' 6" x 10' 3" (4.11m x 3.12m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls, understairs cupboard, gas central heating boiler and UPVC framed door to rear.

#### DINING ROOM 10' 6" x 9' 0" (3.2m x 2.74m)

Radiator and sliding door into:

#### SUN ROOM 8' 0" x 6' 0" (2.44m x 1.83m)

French door to rear Garden.



### SITTING ROOM / BEDROOM 3 11' 6" x 9' 3" (3.51m x 2.82m)

Radiator.

### FIRST FLOOR

### LANDING

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

### FRONT BEDROOM 12' 6" x 10' 3" (3.81m x 3.12m)

Radiator.

### REAR BEDROOM 10' 6" x 10' 6" (3.2m x 3.2m)

Radiator.

### SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

### TO THE OUTSIDE

Attached GARAGE / CAR PORT 25'6" x 8'6" with up and over door to front.

The property has Gardens to front, side and rear, and is approached from Station Road via a shared private driveway.

### 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 C, 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.

It should be noted that the Sun Room and Garage / Car Port are in poor condition and therefore great care should be taken when viewing.



## 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.

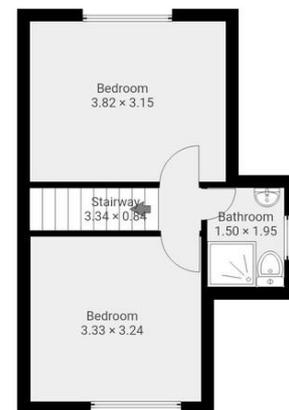
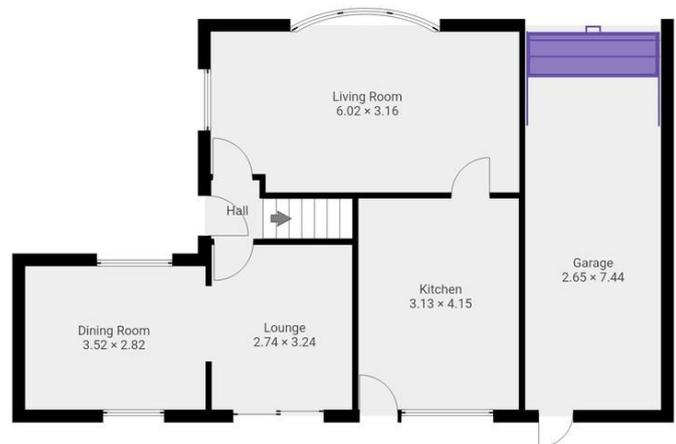
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.