



The Farmhouse

Moor Road, Rawcliffe Bridge, Goole, DN14 8PT

Asking Price Of £600,000

Property Features

- Very Spacious Farmhouse in Rural Position
- 2 Reception Rooms, Breakfast Kitchen & Utility
- 5 Bedrooms, 3 Shower Rooms & 2 Bathrooms
- Electric Heating, uPVC DG & Mature Gardens
- Ideal for commuting via the M62 & the M18



Full Description

DIRECTIONS

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 out of Rawcliffe over the Railway line and under the motorway bridge into Rawcliffe Bridge. Proceed to the far end of the Village and after passing over the two bridges take the first left turn into Moor Road. The property will be found on the left hand side.

THE PROPERTY

This consists of a very spacious Detached Farmhouse which has an Agricultural Occupancy Condition standing in extensive gardens in an excellent rural position on the edge of the popular Village of Rawcliffe Bridge.

The Farmhouse is conveniently placed for the Towns of Goole, Thorne and Doncaster and within easy reach of Junction 6 of the M18 motorway which allows easy access to the major Business Centres.

THE FARMHOUSE

This consists of a very spacious Detached Farmhouse built in the 1980's and has extensive family accommodation comprising: -

GROUND FLOOR

Entrance Vestibule

Spacious ENTRANCE HALL with impressive spindle staircase to First Floor

LOUNGE 35' x 19' 9" with fireplace and French Doors to rear

LIVING ROOM 19' 9" x 19' with fireplace and double doors into:-

BREAKFAST KITCHEN 15' 9" x 15' with range of Oak Units

UTILITY ROOM 13' 9" x 11' 9"



BEDROOM 5/OFFICE 15'9" x 12'
SHOWER ROOM with W.C.
Side ENTRANCE HALL

FIRST FLOOR

This is approached via a spindle staircase from the Entrance Hall and opening from the Galleried LANDING are:-

Master BEDROOM 28'3" x 19' 9" with extensive range of built-in furniture

ENSUITE BATHROOM with W.C.

DRESSING ROOM

Front BEDROOM 19' 9" x 19' with built-in furniture

ENSUITE SHOWER ROOM with W.C.

Rear BEDROOM 18' 3" x 13' 9" with built-in furniture

ENSUITE SHOWER ROOM with W.C.

Rear BEDROOM 16' 3" x 13' 6" with built-in furniture

HOUSE BATHROOM with sunken bath, two wash basins, low flush W.C. and walk-in shower

TO THE OUTSIDE

Concrete driveway providing extensive parking facilities.

Mature predominantly lawned gardens.

Domestic Outhouses.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is Economy 7 electric central heating to night store heaters and windows are double glazed with uPVC framed sealed units.

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

PLANNING CONSENT

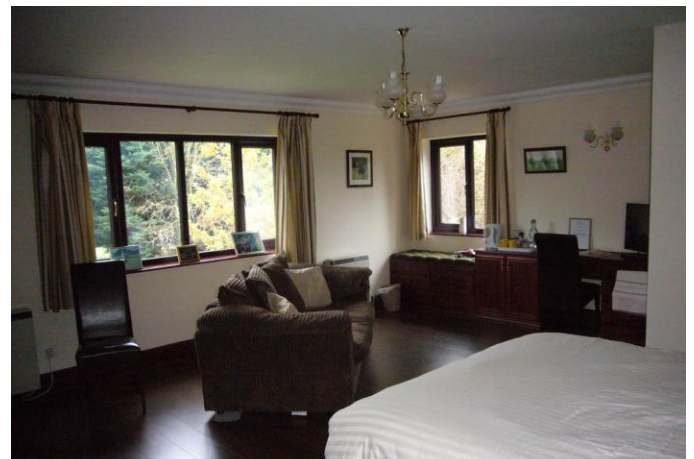
The Farmhouse has an Agricultural Occupancy Condition although this was relaxed in 2004 to cover Equestrian Use.

COUNCIL TAX

It is understood that The Farmhouse is in Council Tax Band E 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.



PROPERTY TO SELL?

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ENERGY PERFORMANCE GRAPHS

Energy Performance Certificates for The Farmhouse and The Annex are 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.

