



## 23 Riverside, Rawcliffe, Goole, Yorkshire, DN14 8RN

Three Bedrooms | Semi-Detached Property | No Onward Chain | Multiple Reception Rooms | Downstairs Shower Room | Enclosed Gardens | Garage | Driveway Parking | Popular Rural Village Location

- Semi-Detached House
- Gas Central Heating
- Council Tax Band - C
- Multiple Reception Rooms
- Three Bedrooms
- Freehold Property
- Popular Location
- Driveway Parking & Garage
- EPC rating - C
- No Onward Chain

**Offers Over £220,000**

Welcome to this charming semi-detached house nestled in the picturesque Riverside of Rawcliffe, Goole. This delightful property boasts three generously sized bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property also features a convenient downstairs shower room. With parking available for one vehicle and a garage for additional storage, practicality meets comfort seamlessly in this lovely abode.

The property briefly comprises; Entrance Hallway, Lounge, Kitchen Diner, Family Room, Shower Room, Stairs & Landing, Three Bedrooms and Family Bathroom.

The property also benefits from; enclosed rear side garden, gas central heating, uPVC double glazing, garage and driveway parking.

The property is situated in a tranquil semi-rural village location of Rawcliffe, this home provides a peaceful retreat from the hustle and bustle of city life. This sought after village hosts a range of local amenities; primary school, post office, general shop, public house/restaurant. While the town of Goole boasts a number of high street stores, independent shops, bars and restaurants. Rawcliffe is roughly midway between Goole and Snaith on the A614 and is less than five miles from junction 36 of the M62.

Furthermore, the absence of an onward chain means you can make this house your home without any delays or complications. Don't miss out on the opportunity to own a piece of countryside paradise in this idyllic setting.

EPC rating - C

Council Tax Band - C

## GROUND FLOOR ACCOMMODATION

### Entrance Hallway

Lounge 16'2" x 10'6" (4.92m x 3.21m)

Kitchen/Diner 16'0" x 10'1" (4.88m x 3.08m)

Family Room 9'7" x 13'1" (2.93m x 3.98m)

Shower Room 3'2" x 10'1" (0.96m x 3.08m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 9'10" x 11'4" (2.99m x 3.45m)

Bedroom Two 9'0" x 10'6" (2.74m x 3.20m)

Bedroom Three 6'6" x 7'1" (1.97m x 2.17m)

Family Bathroom 5'5" x 8'0" (1.64m x 2.44m)

## EXTERNAL

### COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains.

Water supply – mains.

Sewerage – mains.

Heating – gas central room heating.

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

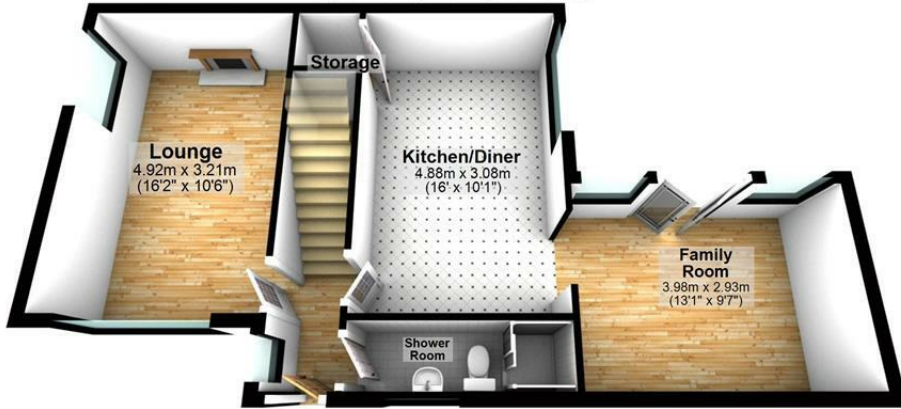
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



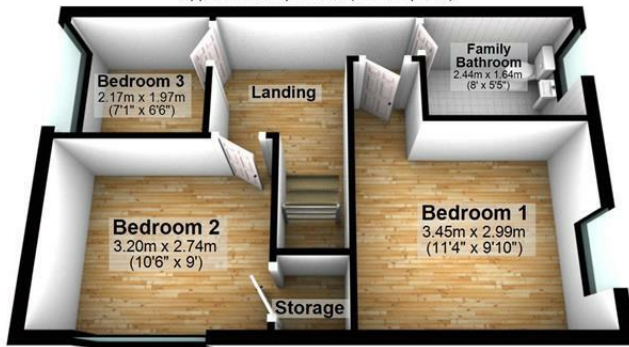
### Ground Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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