



High Street, Goole, Goole



### Offers in excess of £135,000

- Attention First Time Buyers
- Attention Investors
- Two Double Bedrooms
- Living/Diner
- Driveway To the Rear
- Sought After Location
- Freehold
- EPC rating TBC



Look no further, this home is perfect for first time buyers and investors alike! Northwood are proud to present to the market this two-bedroom property situated in the desirable village Rawcliffe. The property briefly comprises of a spacious living/diner, modern kitchen, family bathroom and two double bedrooms. To the rear there is a fully enclosed garden with grassed, patio and stoned areas with a gate leading too parking for the property. Ideally located in a very popular village location near to the Green Inn restaurant, hairdressers, shops and takeaways providing great commuter routes both locally and motorway, this amazing home needs to be seen to be appreciated.

Living Room 3.28m x 2.96m (10'10" x 9'8")

Dining Area 3.89m x 3.08m (12'10" x 10'1")





Kitchen 3.84m x 1.96m (12'7" x 6'5")

Stairs & Landing

Bathroom 3.76m x 1.89m (12'4" x 6'2")

Bedroom One 3.42m x 3.95m (11'2" x 13'0")

Bedroom Two 4.04m x 2.4m (13'4" x 7'11")

### Disclaimer

High Street - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

### AML

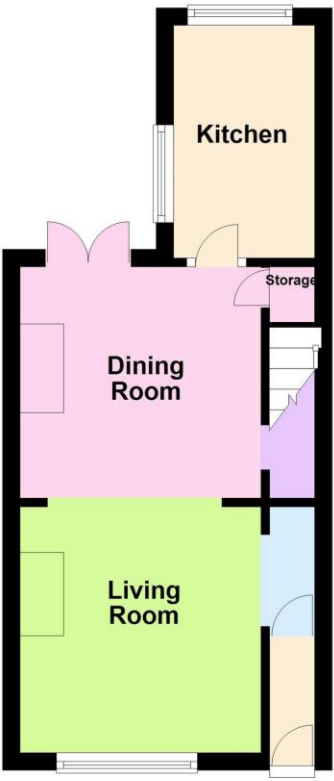
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.





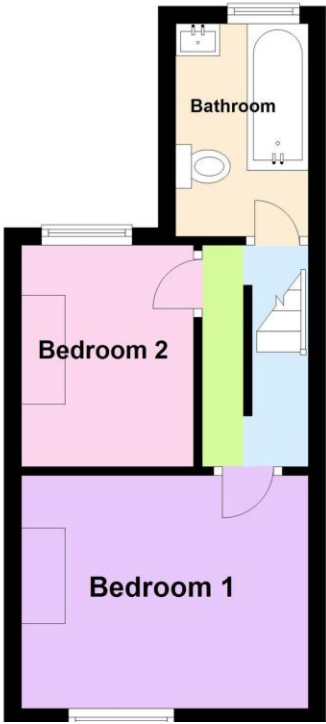
**Ground Floor**

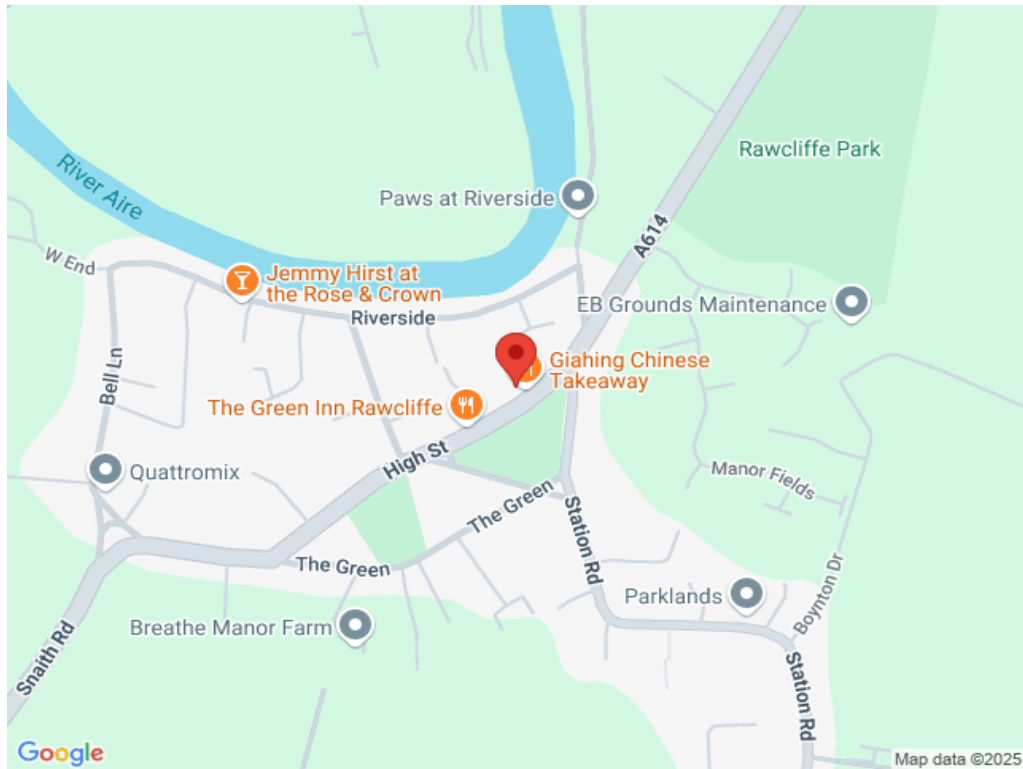
Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)





Northwood Thorne

01405 814999

[thorne@northwooduk.com](mailto:thorne@northwooduk.com)