



## Cuckoo Park, Rawcliffe, Goole



**Offers in excess of £220,000**

- Large Plot
- Abundance Of Outside Space
- Outbuildings
- Ample Parking
- Planning Granted For Extension
- Rural Location
- Freehold
- EPC rating TBC



This two-bedroom end of terrace house is **\*\*for sale\*\*** in a semi-rural setting, enjoying a large plot with land, useful outbuildings and ample parking.

Inside, the property offers a living room with log burner, a kitchen with a breakfast area, a shower room, and two double bedrooms, providing well-arranged accommodation for a range of buyers.

The generous plot gives plenty of outside space, with scope for enjoying the surroundings and making the most of the location's walking routes. Outbuildings add practical storage or hobby space, while the parking is a clear day-to-day convenience.

This property has planning granted for a double storey extension, making for an exciting project and opportunity to create something very special.



Situated to the west of Goole, the property benefits from access to nearby countryside walks and rural lanes, ideal for those who enjoy spending time outdoors. Goole town centre is within driving distance and offers supermarkets, shops, cafes and everyday amenities, along with primary and secondary schooling options.

For commuters, Goole railway station provides services to Hull, Doncaster, York and Leeds. Typical journey times are around 30-35 minutes to Doncaster and 45-60 minutes to Leeds and York, making regional travel straightforward. Road links are also strong, with access to the M62 connecting to the wider motorway network.

Overall, this two-bedroom house for sale combines practical internal spaces with a large plot, parking and outbuildings in a location suited to those who value both access to town facilities and nearby walking routes.



**Kitchen/Diner 3.64m x 4.72m (11'11" x 15'6")**

**Living Room 4.75m x 3.51m (15'7" x 11'6")**

**Stairs & Landing**

**Bedroom One 3.62m x 3.51m (11'11" x 11'6")**

**Bedroom Two 2.22m x 3.64m (7'4" x 11'11")**

**Bathroom**

### **Disclaimer**

Disclaimer Cuckoo Park - 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.



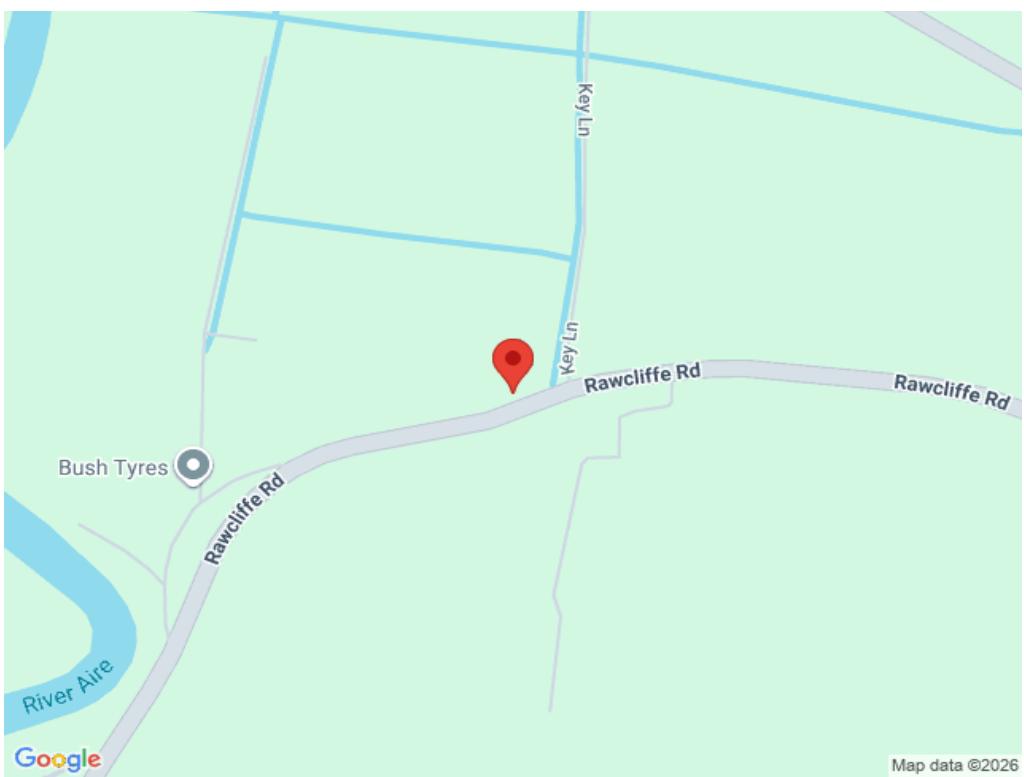


## Ground Floor



## First Floor





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