

# Park Row



**Manor Fields, Rawcliffe, Goole, DN14 8TL**

**£325,000**



**\*\* OFF-STREET PARKING \*\* CONSERVATORY \*\* CLIMATE CONTROL \*\*** Situated in the sought-after village of Rawcliffe, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Study/Bedroom Five, Kitchen/ Diner, Utility and Conservatory. To the First Floor are four bedrooms with two having En-Suites and a Bathroom. Externally, the property benefits from off-street parking and a detached double garage to the front. To the rear, there is an enclosed south-facing garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF THIS HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





### Ground Floor Accommodation - Entrance

Composite panel effect door with top section having double glazed panel to the front elevation, leading into:

#### Hall

17'1" x 6'2" (5.23m x 1.89m)



Keypad for intruder alarm, telephone point and central heating radiator. UPVC double glazed window to the side elevation. Stairs leading to First Floor Accommodation with balustrade, turned spindles and handrail. Doors leading off.

#### Ground Floor W.C

5'4" x 3'5" (1.63m x 1.06m)



White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and splashback. UPVC double glazed frosted window to the front elevation. Central heating radiator, keypad for intruder alarm and tiled effect flooring.

### Lounge

21'1" x 11'5" (6.43m x 3.50m)



Feature fireplace. Central heating radiators and television point. Double glazed window to the front elevation.



UPVC double glazed French doors to the rear elevation flanked by uPVC double glazed panels, leading into the Conservatory.

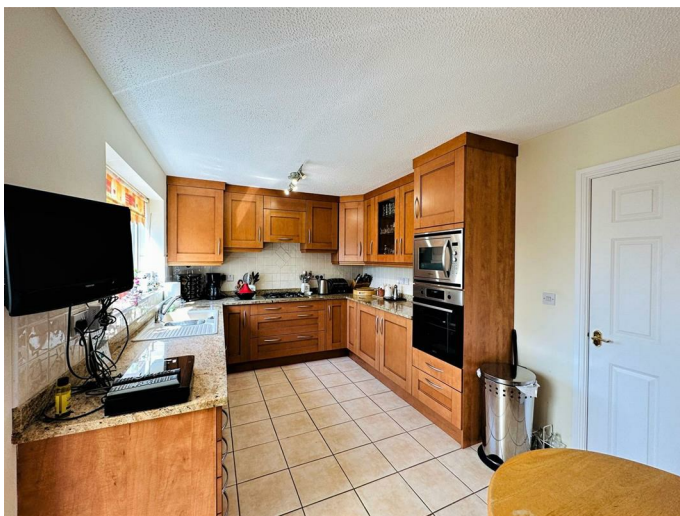


**Study/Bedroom Five**  
10'7" x 10'0" (3.24m x 3.06m )



UPVC double glazed window to the front elevation and central heating radiator.

**Kitchen/Diner**  
16'3" x 9'11" (4.96m x 3.04m)



Range of wood grain effect base and wall units in 'Shaker' style with chrome bowed handles. One and a half bowl granite effect sink and drainer, with chrome mixer tap over set into a granite worksurface with matching upstand. Integrated appliances include: electric oven, microwave, four ring gas hob with electric extractor fan over benefitting from downlighting, 'Neff' dishwasher and fridge. 'Vaillant' central heating boiler, central heating radiator, television point, understairs storage cupboard and tiled flooring. UPVC double glazed window to the rear elevation.



UPVC double glazed French style doors to the rear elevation, leading into:



## Utility

10'8" x 7'4" (3.26m x 2.25m)



Range of maple effect base and wall units in 'Shaker' style with chrome bowed handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect worksurface with tiled splashback. Plumbing for washing machine. UPVC door with top section having double glazed panel to the side elevation. UPVC double glazed windows to the side and rear elevations. Polycarbonate roof, climate control unit and tiled flooring. Door leading into:

## Conservatory

13'6" x 12'0" (4.13m x 3.66m)



French doors to the rear elevation. UPVC double glazed full length panels. UPVC double glazed windows to the side and rear elevations. Polycarbonate roof, wall-mounted contemporary central heating radiator, climate control unit with LG remote control and tiled flooring.

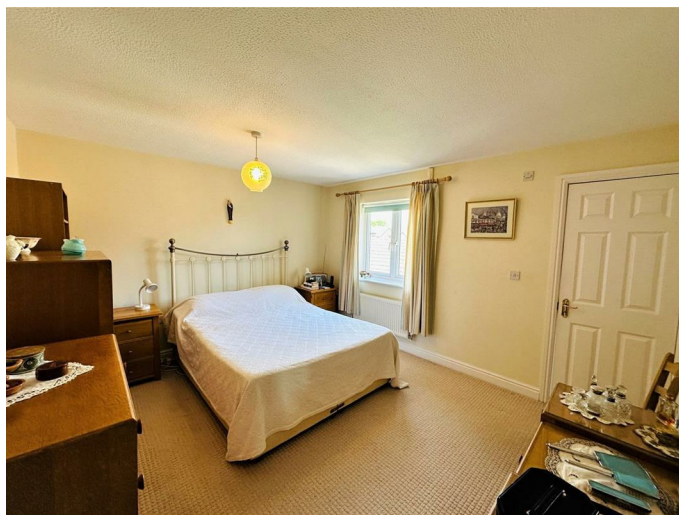


## First Floor Accommodation - Landing

Central heating radiator and doors leading off.

## Bedroom One

13'0" x 11'4" (3.98m x 3.46m)



UPVC double glazed window to the front elevation. Central heating radiator, loft access and television and telephone points. Door leading into:





### Bedroom Two

11'7" x 11'4" (3.55m x 3.46m)



### En-Suite

7'6" x 5'5" (2.30m x 1.66m)



Shower cubicle with chrome controls, chrome shower and chrome trimmed sliding doors. The shower area is wet-walled to ceiling height. Low flush w.c with chrome fittings. Pedestal wash hand basin with chrome mixer tap over. The rest of the room is tiled to mid-height. UPVC double glazed frosted window to the front elevation. Extractor fan, electric shaver point, central heating radiator and tiled effect flooring.

UPVC double glazed window to the front elevation. Central heating radiator and door leading into:

### En-Suite

6'9" x 5'11" (2.08m x 1.82m)



Shower cubicle with chrome shower and white trimmed sliding doors. The shower area is tiled to ceiling height. Low flush w.c with chrome fittings. Wash hand basin with chrome mixer tap over set into vanity unit with tiled splashback. The rest of the room is tiled to mid-height. Extractor fan, electric shaver point, central heating radiator and tiled effect flooring.

### Bedroom Three

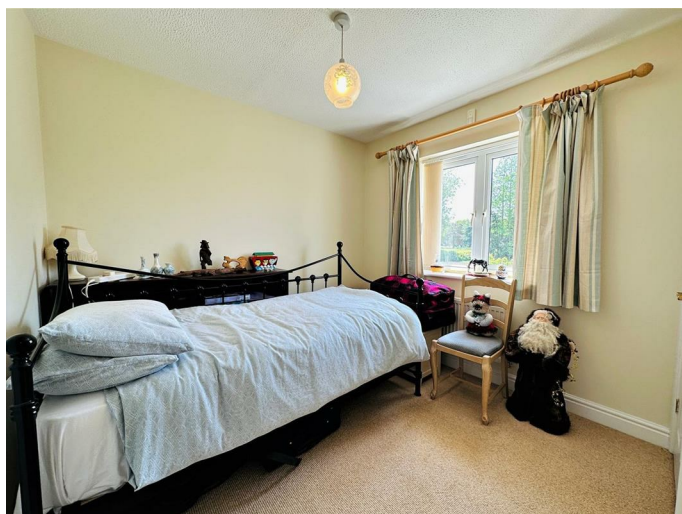
8'9" x 8'3" (2.69m x 2.54m)

UPVC double glazed window to the rear elevation. Central heating radiator and storage cupboard.



## Bedroom Four

9'4" x 8'9" (2.87m x 2.68m)



UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom

7'2" x 5'6" (2.20m x 1.70m)



Panel bath with chrome mixer tap over, chrome shower attachment and tiled splashback. Low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap. The rest of the room is tiled to mid-height. UPVC double glazed frosted window to the rear elevation. Storage cupboard housing the hot water cylinder. Extractor fan, electric shaver point, and tiled effect flooring.

## Exterior - Front



Storm porch and outside lamp. Decorative blocked driveway with stone edging and herbaceous borders. Tarmacked driveway leading to double brick-built detached garage with twin electric roller doors with power and lighting. The boundaries are defined by hedging, brick wall and timber fence. Timber pedestrian access gate giving access into:



## Side

Further flagged patio/hardstanding which is fully enclosed with timber fence and timber posts. Further pedestrian timber access gate, leading into:



## Rear



Outside tap, outside electrical point and floodlight on 'PIR' sensor. Climate control unit and solar panels. Flagged patio area with raised beds and herbaceous borders. The rear is truly south-facing and is fully enclosed with timber fence and timber posts.



## Directions

From our Goole office on Pasture Road, at the roundabout, take the 1st exit onto Centenary Road. Proceed until the end of the road, then, take a left turn onto Airmyn Road A614 and continue straight ahead following A614. Once in Rawcliffe, take the first left turn on to Hall Gardens and the turn right on to Manor Fields. The property can be clearly identified by our Park Row 'For Sale' board.

## Tenure

Freehold

## Local Authority: East Riding of Yorkshire

Tax Banding: E

## LOCAL AUTHORITY, TAX BANDING AND TENURE


Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.



We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## **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.

## **OPENING HOURS**

**CALLS ANSWERED :**

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:


GOOLE - 01405 761199

SELBY - 01757 241124

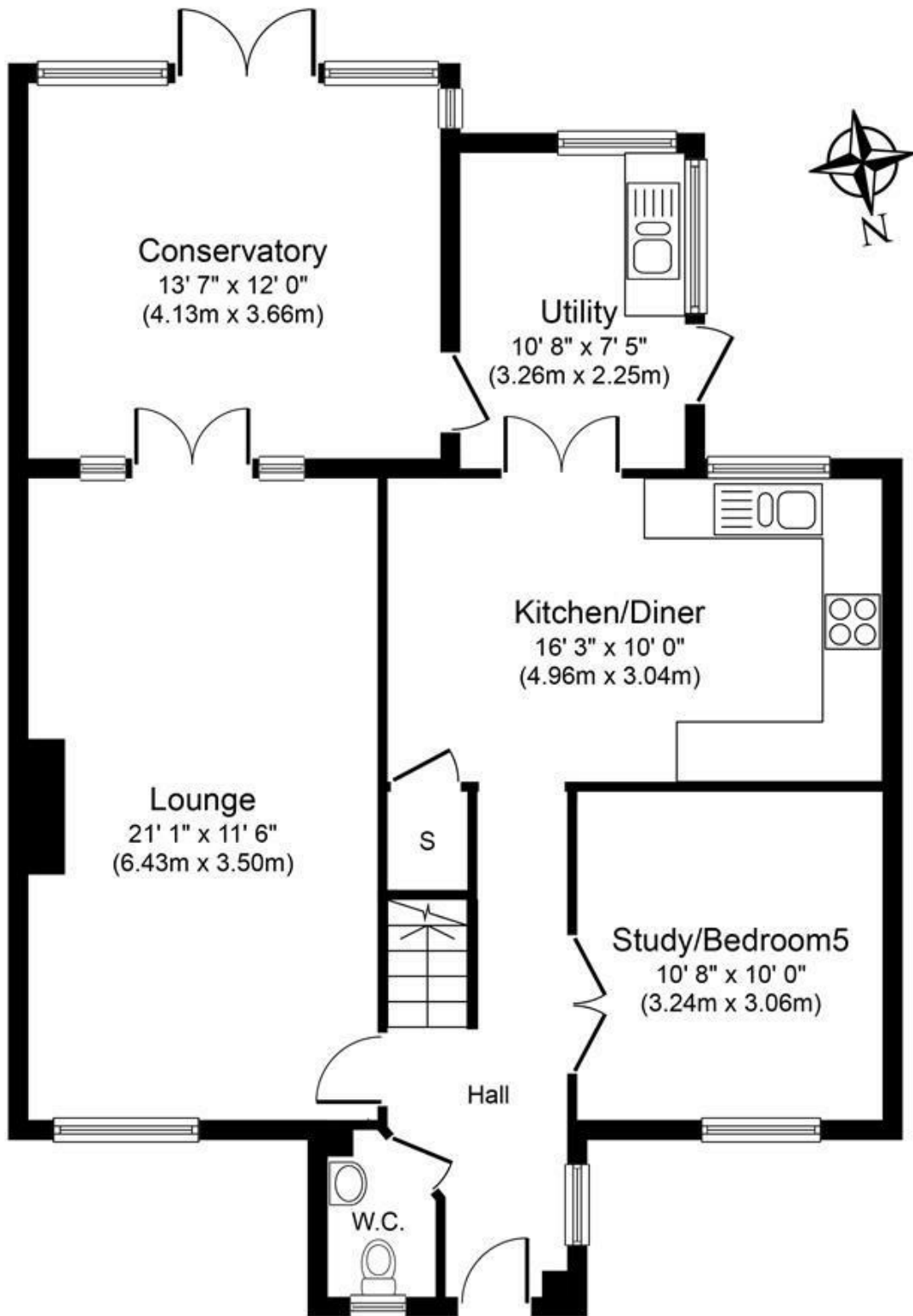
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





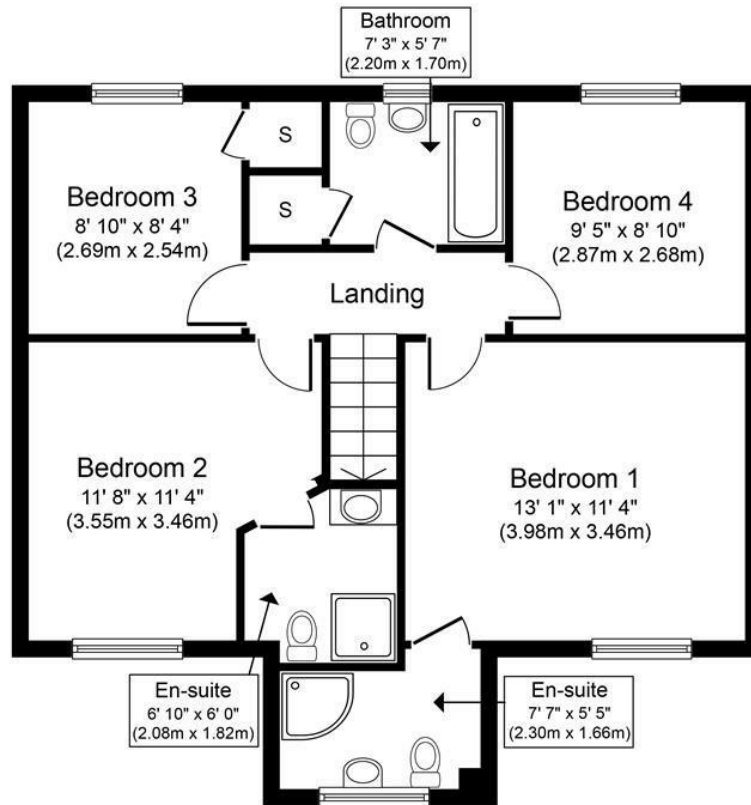


**Ground Floor**  
**Approximate Floor Area**  
**900 sq. ft.**  
**(83.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
Approximate Floor Area  
**638 sq. ft.**  
**(59.3 sq. m.)**

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