



## 23 Station Road, Rawcliffe, DN14 8QP

Three Bedroom Mid Terrace | Characterful Property | Two Allocated Parking Spaces | Good Sized Rear Yard | Village Location | Close To M62

- Mid Terrace
- Gas Central Heating
- Council Tax Band A
- Three Bedrooms
- Freehold
- Village Location
- Allocated Parking
- EPC D
- Close To M62

**£900 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful mid-terrace house on Station Road nestled in the charming village of Rawcliffe. Built in 1870, the property boasts a rich history while providing ample space for contemporary family life. Spanning an impressive 1,098 square feet, the home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

The heart of the home is undoubtedly the stylish kitchen, featuring a contemporary island with a sink, complemented by a high-quality AEG range gas hob and twin electric ovens. This culinary haven is perfect for those who enjoy cooking and entertaining guests.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The property also includes a well-appointed bathroom, ensuring convenience for all residents. The good-sized rear yard provides an excellent outdoor space for gardening, play, or simply enjoying the fresh air.

One of the standout features of this property is the allocated parking for two vehicles at the rear, a rare find in village locations. This added convenience makes daily life easier, especially for those commuting or with multiple vehicles.

The location is particularly advantageous, with easy access to the M62, making it a great choice for commuters. The village itself offers a peaceful atmosphere, while still being close to local amenities and transport links.

In summary, this characterful mid-terrace house on Station Road is a wonderful opportunity for anyone looking to settle in a picturesque village setting, with the added benefits of space, parking, and convenient access to major routes. Don't miss the chance to make this charming property your new home.

### **COUNCIL TAX BAND**

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.

### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS 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.

### **OPENING HOURS LETTING TEAM**

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

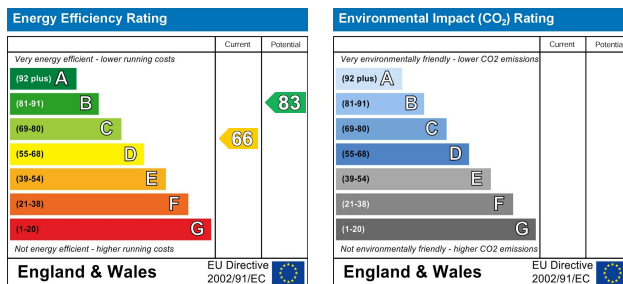
### **TO LET PROPERTY DETAILS**

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.









### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Current	Potential

**England & Wales**

EU Directive 2002/91/EC




  
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 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



Look for Propertymark Protection to ensure your agent is qualified and regulated






A portrait of a middle-aged man with short grey hair, wearing a blue suit jacket over a light blue shirt. He is smiling slightly and looking towards the camera.