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# ROYAL DRIVE

RAWCLIFFE, GOOLE



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# Royal Drive, Rawcliffe, Goole



This stunning detached bungalow, set in a secluded cul-de-sac location in the thriving village of Rawcliffe, offers a perfect blend of modern comfort and traditional charm.

With three bedrooms, a fitted kitchen and utility room, and a modern white bathroom, this bungalow has everything you need for comfortable and stylish living. The detached garage provides ample storage space, and the fully alarmed system ensures your peace of mind.

Rawcliffe is a picturesque village with a strong sense of community. It offers excellent local amenities, including good schools, shops, and pubs. The village is also conveniently located just a short drive from the historic market town of Goole, which offers a wider range of amenities and attractions.

The property has the potential to extend, subject to planning consent. This offers an exciting opportunity to create a truly bespoke home that meets your individual needs and aspirations.

Don't miss out on this fantastic opportunity to own a beautiful detached bungalow in a sought-after location. Contact us today to arrange a viewing.

- **Three Bedroom Detached Bungalow**
- **Modern And Stylish Interior**
- **Ample Space For Family Needs**
- **Flexible Layout**
- **Brick Built Garage**
- **Lovely Village Location**
- **Corner Plot with potential to extend (STPP)**
- **Off-Road Parking For Multiple Vehicles**







Located in a quiet cul-de-sac, Royal Drive is within walking distance of Rawcliffe train station, offering convenient access to Goole, Leeds, Hull, Doncaster, and other destinations. This location provides an ideal balance, allowing for easy commuting while still enjoying the benefits of village life.

Rawcliffe's vibrant community spirit is a testament to the power of human connection and the importance of fostering a sense of belonging. Through its events, traditions, and everyday acts of kindness, Rawcliffe offers a welcoming and inclusive environment where everyone can feel valued and supported. It's a place where community truly comes alive, and where the spirit of togetherness shines brightly.

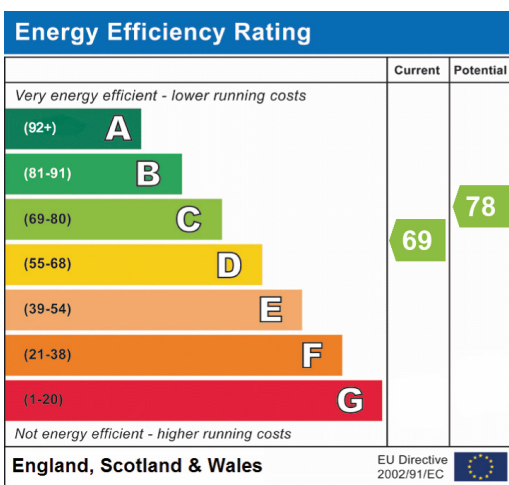


A fantastic detached bungalow with three bedrooms is available in the picturesque village of Rawcliffe.

This property sits on a large plot with potential for extension (subject to planning permission) and is a rare opportunity not to be missed.

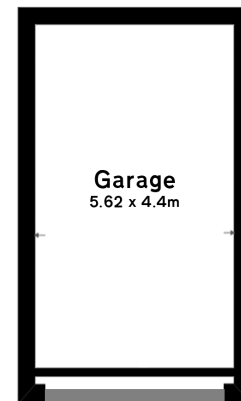








**TOTAL FLOOR AREA**  
**74.26 sq.m. (799.32 sq.ft.) House approx.**  
**24.72 sq.m (266.08 sq.ft.) Garage approx**



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan



# Local amenities

Rawcliffe is a suburban village located in the East Riding of Yorkshire. Situated on the outskirts of the town of Goole, Rawcliffe offers a quieter, more residential setting while still being within easy reach of Goole's amenities and services. The village itself has a few local shops, pubs, and a primary school, and train station, providing the essentials for daily life.

The area surrounding Rawcliffe is primarily rural, with farmland and open countryside dominating the landscape. This provides opportunities for outdoor activities such as walking, cycling, and horse riding. The nearby River Ouse also offers opportunities for boating and fishing. While Rawcliffe enjoys a peaceful setting, the larger towns of Snaith and Goole are just a short drive away, providing access to a wider range of shops, restaurants, leisure facilities, and transport links.

## PUBLIC TRANSPORT



NUMBER 88  
NUMBER 401



RAWCLIFFE TRAIN STATION  
LINKS TO GOOLE, LEEDS, HULL,  
DONCASTER

## SCHOOLS



RAWCLIFFE PRIMARY SCHOOL  
RAWCLIFFE BRIDGE PRIMARY

THE SNAITH SCHOOL  
GOOLE ACADEMY  
SELBY COLLEGE

## MAJOR ROADS



A614  
A1041  
M62 / M18

TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: C

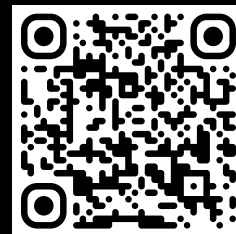
LOCAL AUTHORITY:  
East Riding of Yorkshire



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