

Poplar Cottage

Station Road, Rawcliffe, Nr Goole, DN14 8NF

Asking Price Of £215,000

Property Features

- Spacious Cottage in pleasant edge of Village position
- Dining Room, Lounge, 23' Living Kitchen & 25' Sun Room
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage / Workshop & large Gardens
- Ideally placed for Doncaster, Hull, Goole & J36 of M62

Full Description

SITUATION

From Goole take the A614 to Rawcliffe. On entering the village take the second left turn into The Green which in turn runs into Station Road. Proceed through the 'S' bend and the property will be found on the right handside of Station Road just before leaving the Village being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an attached Cottage being situated in a pleasant position on the edge of the popular Village of Rawcliffe which is ideally placed for Hull, Doncaster, Goole and J36 of the M62 motorway. The property has spacious accommodation and presently comprises:

GROUND FLOOR

ENTRANCE LOBBY

Cloaks cupboard.

DINING ROOM 15' 6" x 11' 6" (4.72m x 3.51m)

Bay window to front, radiator and spindled staircase to the first floor.

LOUNGE 13' 6" x 10' 6" (4.11m x 3.2m)

Painted York stone fireplace, bay window to front and radiator.

LIVING KITCHEN 23' 0" x 10' 3" (7.01m x 3.12m)

Range of units comprising sink unit, base units with worktops, pan drawers, wall cupboards, larder unit and breakfast bar. 2 radiators, part ceramic tiled walls and patio door into:

SUN ROOM 25' 0" x 8' 3" (7.62m x 2.51m)

Radiator, personal door into the Garage and 3 patio doors leading to the rear Garden.



TOILET

White low flush WC and hand washbasin.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Dining Room and opening from the Landing are:

FRONT BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Radiator.

FRONT BEDROOM 12' 6" x 10' 6" (3.81m x 3.2m)

Built in wardrobes, cupboards & dressing table. Radiator.

REAR BEDROOM 11' 0" x 8' 9" (3.35m x 2.67m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Attached GARAGE / WORKSHOP 20' x 14' with double doors to front, access to rear, personal door into the Sun Room, plumbing for auto washer, gas central heating boiler and vehicular access from Station Road.

Forecourt Garden.

Large Garden to rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

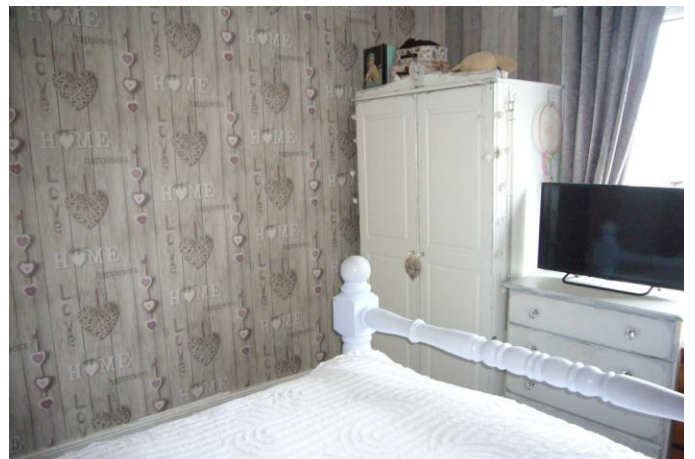
None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

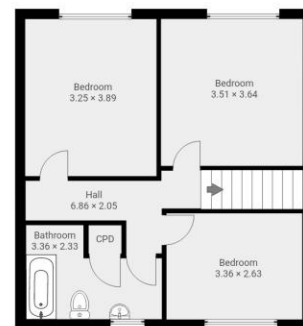
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements