



**Post Office Row, Rawcliffe, Goole, DN14 8QJ**



- A beautifully presented Grade II listed property in a highly desirable location
- Two reception rooms, both with stunning beams & timber floors
- Kitchen with a range of appliances & a door that opens to the rear garden
- Office/3rd bedroom & a ground floor shower room
- Two substantial double bedrooms, both with feature fireplaces
- Family bathroom
- Potential to extend into the loft
- Brick built shed currently used as a laundry
- Gated parking at the rear
- EPC = D

## Guide Price £375,000

The Old Post Office is a stunning Grade II listed period property with origins dating back to 1625. The property boasts an array of original features including exposed timber ship beams, Yorkshire sliding sash windows, Oak doors, solid wood flooring and fired earth kitchen tiles. The current vendors have maintained this lovely cottage to a high standard, resulting in a home that is ready for immediate occupation. The property is located to the side of a mini green and still benefits from a working post box, a lovely feature that will surely appeal to the most discerning of purchasers. The property is nicely positioned for quick access to the main road networks and is only a short walk from local eateries. It is not very often that properties of such quality come to the market, so a viewing is essential to fully appreciate everything it has to offer.

On entering you find yourself in the first reception room which has been set up as a formal dining area. There is solid oak flooring, various exposed timber beams and a substantial exposed brick fireplace with an Aga at its centre. The living room is immediately adjacent with the same style beams and flooring. There is an impressive cast stone fireplace at the far end with an imposing log burner at its centre, a lovely addition especially in the colder winter months. A home office/ground floor bedroom can be found to one side, whilst a shower room comprising corner shower, hand basin with storage below, underfloor heating and a w/c can be found just off the kitchen.

The kitchen has been fitted with a solid oak worktop, a Villeroy & Boch double French farmhouse sink, various storage units, fired earth tiles, a stable door that opens to the rear garden and two Velux roof lights.

To the first floor there are two substantial double bedrooms, both with exposed timber beams and cast iron feature fireplaces. The landing is extremely spacious so there is the potential to extend into the loft subject to the appropriate planning permission being obtained. The family bathroom is at the far end of the landing and comprises of a freestanding roll top bath, hand basin and w/c.

Externally there is a gravelled area as you walk out the rear door which leads to a brick built shed that is currently used as a laundry. There are double timber gates on the right which provide vehicular access over the neighbours drive. There is a wall at the rear with a cast iron gate at its centre that opens to a fully enclosed garden with a patio seating area to one side and various mature trees, the perfect area for young children or pets to run around and play.







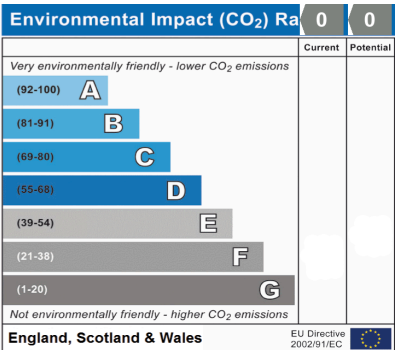
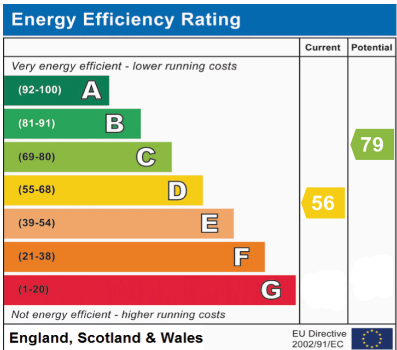
**A STUNNING PERIOD HOME BOASTING CHARACTER & CHARM**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services All mains services



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**Approx. Gross Internal Floor Area 1512 sq. ft / 140.39 sq. m**  
**Outbuilding 67 sq. ft / 6.25 sq. m**  
**Total 1579 sq. ft / 146.64 sq. m**

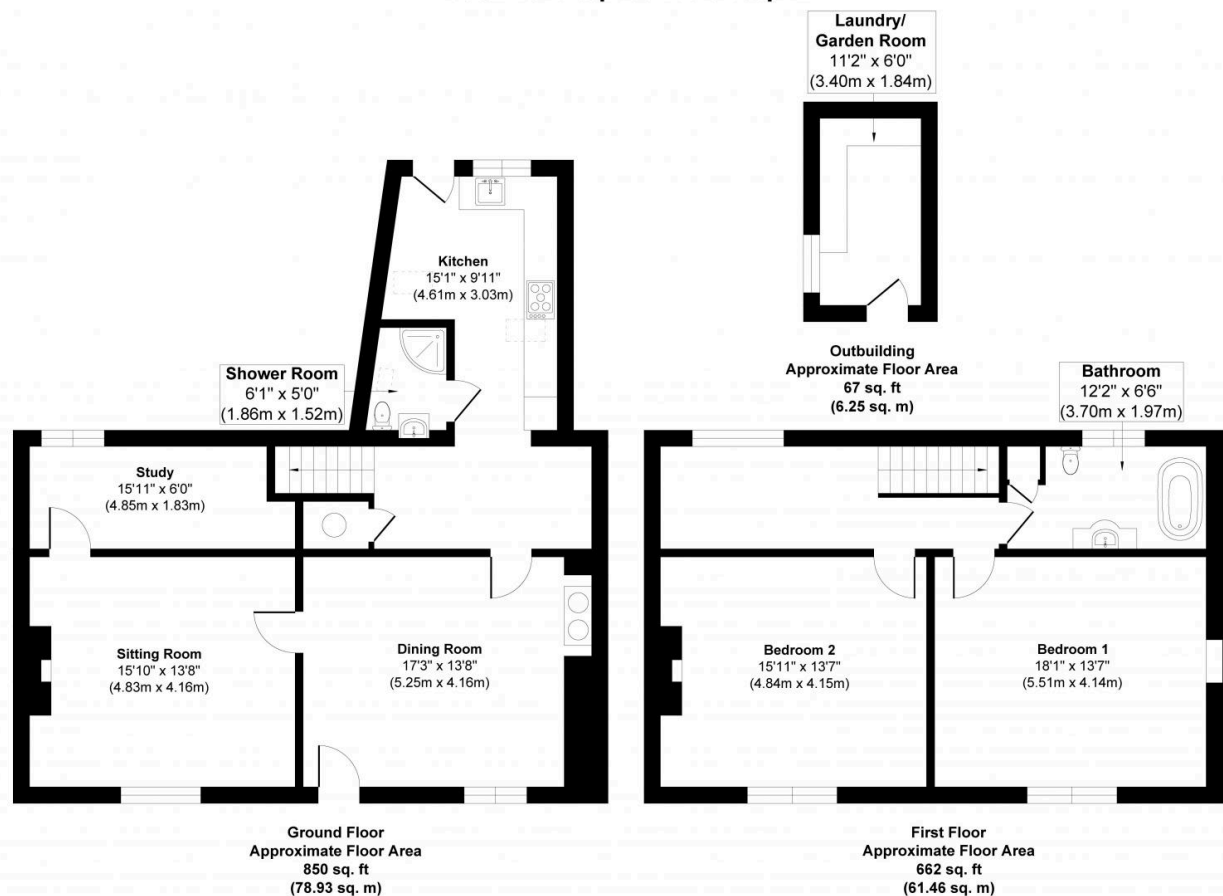


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