



8 New Cottages, Rawcliffe Bridge, Goole, DN14 8PS

£100,000

EPC: F

****NO UPWARD CHAIN**** This two bedroom mid terrace cottage is located on the outer edge of the village of Rawcliffe Bridge in a quiet residential area. The property requires some internal updating but offers great potential to the new buyer as either a starter home or a buy to let investment. Over the road is a garden and a driveway and a viewing is highly recommended to appreciate the property and location on offer.

- Two bedroom mid terrace cottage
- Located at the edge of the village
- Internal updating required
- Ideal starter home
- Great buy to let opportunity
- Gas central heating
- Paved yard to rear
- Garden and driveway adjacent to the front
- Viewing highly recommended
- No upward chain

DESCRIPTION

This two bedroom mid terrace cottage incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

LOUNGE

13'8" x 12'0"

uPVC entrance door. A timber fire surround with a marble inset and hearth housing a gas fire. Stair way leading to the first floor. Coving to the ceiling. One central heating radiator. Open plan with the kitchen.

KITCHEN

13'8" x 8'4"

A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a brown conglomerate one and half bowl single drainer sink. One central heating radiator.

UTILITY AREA

6'9" x 4'6"

Plumbing for an automatic washing machine. uPVC door leads to the rear of the property.

BATHROOM

6'3" x 8'8"

A white suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low flush WC with a tiled surround. One central heating radiator.

LANDING

5'9" x 8'0"

Loft access. Wall mounted gas central heating boiler (calor gas).

BEDROOM ONE

12'5" x 11'11" max.

To the front elevation. Over stairs storage cupboard. One central heating radiator.

BEDROOM TWO

7'6" x 7'11"

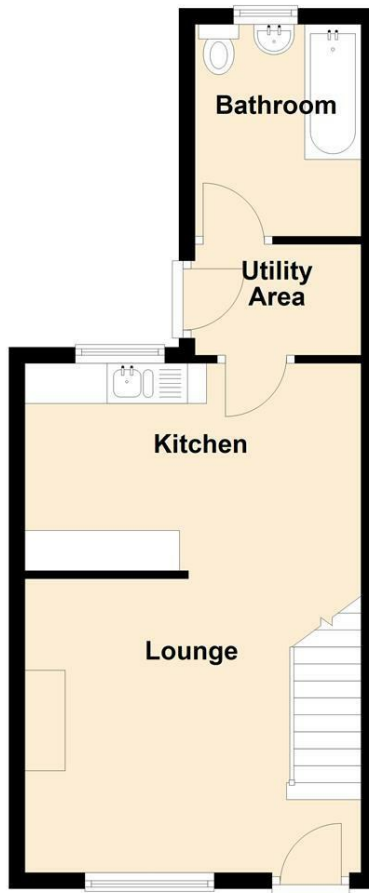
To the rear elevation. One central heating radiator.

GARDENS

To the rear of the property there is a small enclosed yard which leads onto a paved seating area which has a right of access in favour of the neighbouring properties. Timber garden shed.

There is a garden to the front adjacent to the property which is laid to lawn with mature trees and has a slate chipped driveway providing off street parking. (see the attached plan for details)

Ground Floor



First Floor

