



108a High Street, Rawcliffe, Goole, DN14 8QL

£350,000

EPC: C

An opportunity to acquire this modern, well presented, detached property located in the popular village of Rawcliffe. The property offers good sized, family accommodation briefly comprising, two reception rooms, downstairs cloakroom, useful utility room, four bedrooms, one with en-suite shower room and a house bathroom. Externally there is ample parking to the front of the property together with a garage and an enclosed rear garden with paved patio. No onward chain.

- Modern detached property
- Popular village location
- Well presented family accommodation
- Gas central heating & double glazing
- Two reception rooms
- Cloakroom & utility
- Four bedrooms one with en-suite
- Family bathroom
- Garage & parking area
- Rear enclosed garden. NO CHAIN.

Description

The property has the benefit of gas central heating and UPVC double glazing and offers accommodation comprising;

Entrance Hall

6'4" x 17'

Stairway leading to the first floor. Under stairs storage cupboard. One central heating radiator.

Cloakroom

6'3" x 5'2"

White suite comprising a pedestal wash hand basin and a low flush w.c. Useful built in storage cupboard. Extractor fan and one central heating radiator.

Kitchen

10'7" x 12'5"

A comprehensive range of fitted base and wall units in solid oak and having laminated worktops and tiled work surrounds. The units incorporate a one and half bow single drainer stainless steel sink and a four ring induction hob with built under electric oven and concealed extractor fan above. Integrated dishwasher and fridge/freezer. Inset ceiling lights and one central heating radiator. Double doors leading into the dining room.

Dining Room

10'7" x 9'7"

One central heating radiator.

Utility Room

8'4" x 6'8"

Two double wall cupboards and one single base cupboard matching those in the kitchen. Laminate worktops incorporating a one and a half bowl single drainer stainless steel sink. Plumbing for a washing machine and the necessary vent for a tumble dryer. Extractor fan. Rear door access. One central heating radiator.

Lounge

10'7" x 22'7"

Fire surround housing a pebble effect electric fire. Two central heating radiators. Patio doors leading out to the rear garden.

Landing

Built in cupboard containing the hot water tank. Access to the loft space. One central heating radiator.

Bedroom One

13'7" x 10'7"

To the front elevation. Two double fitted wardrobes. One central heating radiator.

En-Suite

6'2" x 6'

White suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Inset ceiling lights. Extractor fan and one central heating radiator.

Bedroom Two

11'6" x 10'7"

To the front elevation. One central heating radiator.

Bedroom Three

10'8" x 9'8"

To the rear elevation. One central heating radiator.

Bathroom

6'3" x 6'4"

White suite comprising a panelled bath with mains shower over, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Inset ceiling lights, extractor fan and one central heating radiator.

Bedroom Four

6'8" x 10'7"

To the rear elevation. One central heating radiator.

Garage

17' x 8'9"

Metal up and over access door. Wall mounted gas boiler.

Gardens

To the front of the property a private driveway leads from High Street to a gravelled parking area at the front of the property.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a variety of flower and shrub borders and a paved eating area. Outside lights.

Ground Floor



First Floor







