



Linslade Rawcliffe Road, Goole, DN14 8JN

£279,000

EPC:

**\*\* No Upward Chain \*\*** This highly individual detached dormer bungalow is located on the edge of the town centre providing excellent links to the M62 motorway at J36. The property provides 2-3 bedroom accommodation and also offers spacious living accommodation and an extended kitchen. Standing in a good size plot the property is a must view to appreciate the gardens and accommodation on offer.

- Highly individual detached dormer bungalow
- 2-3 bedrooms
- Through lounge/dining room
- Extended kitchen
- Ground floor bathroom
- Easy access to the M62 at J36
- Good size gardens
- Driveway
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This highly individual detached dormer bungalow incorporates gas central heating and uPVC double glazing and offers well presented accommodation comprising;

#### ENTRANCE HALL

6'0" x 14'4"

uPVC glazed side entrance door. Stair way leading to the first floor. Under stairs storage cupboard. One central heating radiator.

#### LOUNGE

11'5" x 11'10"

A chimney recess housing a log burner with a tiled hearth. Coving to the ceiling. One central heating radiator. Open plan with the dining area.

#### DINING AREA

11'1" x 11'10"

Laminate flooring. Coving to the ceiling. One central heating radiator.

#### SITTING ROOM/BEDROOM THREE

10'11" x 11'7"

uPVC French doors lead out onto the rear garden. Chimney recess. Coving to the ceiling. One central heating radiator.

#### KITCHEN

11'0" x 16'7"

A range of fitted base and wall units with cream laminated fronts having oak worktops and tiled surrounds. The units incorporate a stainless steel single drainer sink, and a four ring ceramic hob with a stainless steel cooker hood over. Integrated electric oven. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator. uPVC French doors lead out onto the rear garden. uPVC side door.

#### BATHROOM

5'9" x 9'6"

A white suite comprising a shower cubicle with an electric shower, a panelled bath, a wash hand basin and a low flush WC. Loft access. Coving to the ceiling. One central heating radiator.

#### LANDING

6'0" x 12'4"

#### BEDROOM ONE

10'0" x 12'1"

To the front elevation. Fitted wardrobes along one wall. Built in storage cupboard. One central heating radiator.

#### BEDROOM TWO

11'0" x 10'0"

To the rear elevation. Built in storage cupboard. One central heating radiator.

#### GARDENS

To the front of the property there is a concrete driveway which provides off street parking and extends along the right hand side of the property to provide additional parking if required, secured by a timber gate. The front garden is laid to lawn with a mature hedge to the front boundary. A pathway leads along the left hand side of the property to provide access to the side entrance door.

To the rear of the property there is a good size garden which is mainly laid to lawn with mature shrubs, bushes and trees. At the bottom of the garden there is a block built garden store measuring 3.68m x 2.81m (externally) and an attached covered storage area.

Ground Floor



First Floor







