



34 Riverside, Rawcliffe, Goole, DN14 8RN

£178,500

EPC: E

****NO UPWARD CHAIN**** This two bedroom end terrace house is located in the highly regarded village of Rawcliffe with views to the front over the river. The property has been extended to the ground floor to create extra living space and a viewing is highly recommended to appreciate the potential on offer. The property also benefits from a detached garage and block paved driveway to the side and a lawned garden with a block paved seating area.

- Extended end terrace house
- Two bedrooms
- Feature spiral staircase to the first floor
- Fitted kitchen and utility room
- Sun room with access onto the block paved seating area
- Gas central heating
- Lawned rear garden
- Detached garage and block paved driveway
- Viewing highly recommended
- No upward chain

DESCRIPTION

This two bedroom end terrace house incorporates gas central heating and uPVC double glazing and offers extended accommodation comprising;

LOUNGE

14'2" x 14'3"

uPVC entrance door. A timber fire surround with a traditional cast iron insert housing a gas fire with a tiled hearth. Beams to the ceiling. One central heating radiator.

LOBBY

5'2" x 8'9"

A spiral staircase leading to the first floor. One central heating radiator.

KITCHEN

11'7" x 11'2"

A traditional range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a cream one and a half bowl single drainer sink, a four ring gas hob with an oven under and a concealed cooker hood over. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. Beams to the ceiling. One central heating radiator.

UTILITY ROOM

7'1" x 4'5"

Laminated worktop with plumbing for an automatic washing machine under. One central heating radiator.

SUN ROOM

4'7" x 8'0"

A brick base/uPVC framed sun room with a uPVC door that leads to the rear of the property. Tiled floor.

LANDING

7'10" x 4'5"

Coving to the ceiling.

CUPBOARD

3'3" x 5'6"

BEDROOM ONE

14'3" x 9'7"

To the front elevation. Loft access. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

14'4" x 7'8"

To the front elevation. Coving to the ceiling. One central heating radiator.

BATHROOM

6'10" x 11'3" max.

A traditional style suite comprising a panelled bath with an electric shower over, and a glass shower screen to the bath side, a wash hand basin and a low flush WC. Airing cupboard housing the hot water cylinder. Coving to the ceiling. One central heating radiator.

GARAGE

9'4" x 22'8"

A detached brick built garage with a metal roller door to the front and a timber side personnel door. Light and power.

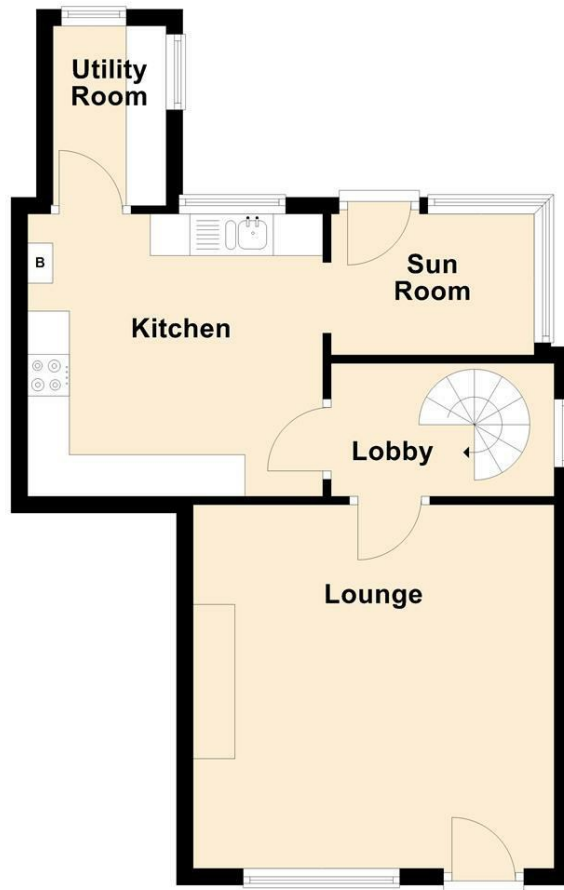
OUTSIDE

To the left hand side of the property there is a block paved driveway which provides access to the garage enclosed by a brick garden wall and a timber vehicular gate. The block paved driveway extends into a matching pathway which leads along the side of the garage to the rear of the property into a matching seating area off the sun room.

To the right hand side of the property there is a passageway to the rear with access provided to the neighbouring property, No36.

To the rear of the property beyond the seating area there is an enclosed lawned garden with well stocked flower beds with a block edge. At the bottom of the garden there is a gravelled area, with further vehicular access if required.

Ground Floor



First Floor







