



25 Riverside, Rawcliffe, Goole, DN14 8RN

£240,000

EPC:

Built in CIRCA 1790 is this delightful and beautifully presented semi detached house. The property over looks the River Aire to the front and offers three double bedrooms and spacious living accommodation. The property would make a fantastic family home and benefits from a beautifully stocked and landscaped south facing rear garden. A viewing of this riverside property is a must view to appreciate the location and the size of the property and gardens on offer.

- Beautifully presented semi detached house
- Three double bedrooms
- Two reception rooms plus a modern fitted dining kitchen
- Ideal family home
- Gas central heating (boiler 5 years old)
- Spacious landing
- River views to the front
- Well stocked and landscaped rear garden
- Located in highly regarded village
- Viewing highly recommended

#### DESCRIPTION

This three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers family accommodation comprising;

#### LOUNGE

11'4" x 19'3"

Composite entrance door. A brick fire place with a tiled hearth and timber mantle housing a log burner. Exposed beams to the ceiling. One central heating radiator. Feature circular window looks through into the dining room.

#### DINING KITCHEN

10'0" x 20'6"

A comprehensive range of fitted base and wall units with shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a black one and a half bowl single drainer sink. Double width Rangemaster oven with a 6 ring gas hob and a stainless steel cooker hood over. Plumbing for an automatic washing machine and plumbing for a dishwasher. Cupboard housing the Worcester Bosch gas central heating boiler. Stairway leading to the first floor. One central heating radiator. uPVC stable style door leads into the rear garden.

#### DINING ROOM

8'9" x 14'8"

Exposed beams to the ceiling. One central heating radiator.

#### LANDING

20'6" x 6'2"

Storage cupboard fitted with shelving and mirrored doors to the front. Stripped floorboards. One central heating radiator.

#### BEDROOM ONE

10'4" x 13'8"

To the rear elevation. Fitted wardrobes along one wall with rails and shelving. Stripped and painted floorboards. One central heating radiator.

#### BEDROOM TWO

12'3" x 10'11"

To the front elevation over looking the River Aire. Stripped floorboards. One central heating radiator.

#### BEDROOM THREE

9'6" x 12'4" 1"

To the front elevation over looking the River Aire. Stripped floorboards. One central heating radiator.

#### BATHROOM

6'7" x 10'9"

A traditional white suite comprising a roll top bath with claw feet, a wash hand basin and a low flush WC. Corner shower cubicle with a mains fed shower and a tiled interior. Walls tiled to half height. Loft access. Timber effect laminate flooring. One central heating radiator.

#### STORE

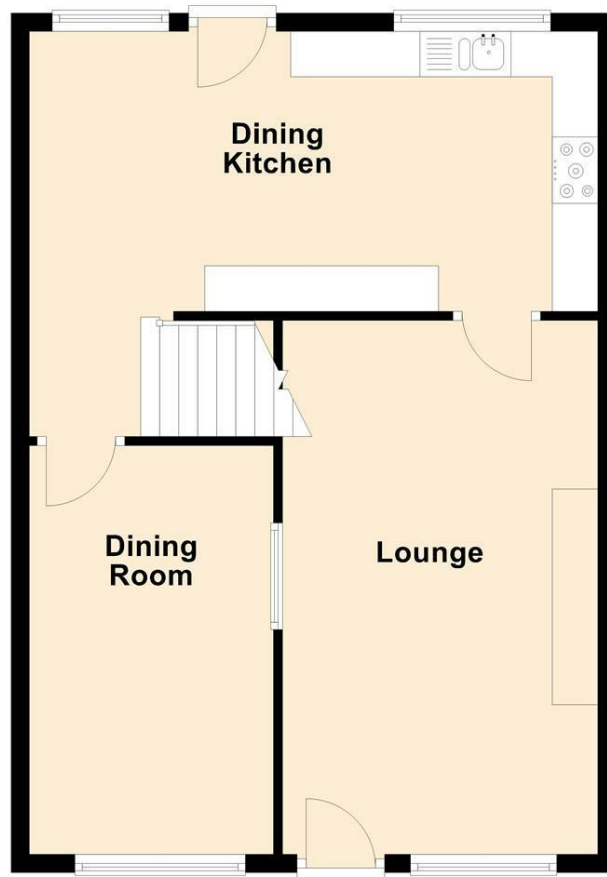
12'5" x 9'2"

A brick built garden store.

#### GARDEN

The fully enclosed rear garden is beautifully stocked and landscaped with well established plants, shrubs, bushes and various mature trees. Raised timber planters filled with vegetables, soft fruits and salad. A metal gate to the side leads along the side of the property to the roadside.

## Ground Floor



## First Floor













