



10 Riverside Court, Rawcliffe, Goole, DN14 8TD

£240,000

EPC: C

This modern and stylish three bedroom semi detached house is located in a small cul-de-sac in the popular village of Rawcliffe. The property offers modern fixtures and fittings and would make a fantastic family home, a viewing is an absolute must to appreciate the accommodation on offer. Complimenting the property further is the integral garage, block paved driveway and an enclosed rear garden.

- Beautiful semi detached house
- Located in small cul-de-sac
- Great family home
- Enclosed rear garden
- Three bedrooms
- Modern fixtures and fittings
- Bespoke kitchen and matching utility room
- Ground floor WC
- Integral garage and block paved driveway
- Viewing is highly recommended

DESCRIPTION

This beautiful and modern three bedroom semi detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers stylish accommodation comprising;

ENTRANCE HALL

10'5" x 6'3" max.

Contemporary grey composite entrance door. Stair way leading to the first floor. Timber effect laminate flooring. Two central heating radiators.

LOUNGE

14'6" x 13'1" max.

A cream fire surround with a matching inset and hearth housing a living flame gas fire. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator. Open plan with the dining room.

DINING ROOM

8'7" x 11'8"

uPVC French doors lead into the rear garden. Timber effect laminate flooring to match the lounge. Coving to the ceiling. One central heating radiator.

KITCHEN

11'5" x 9'3" max.

A bespoke range of kitchen units comprising cream high gloss fronts with laminated work tops and tiled work surrounds. The units incorporate a black conglomerate one and half bowl single drainer sink and a four ring 'Neff' ceramic hob. Integrated appliances include a 'Neff' double electric oven and a fridge. Under stairs storage cupboard. Engineered wood flooring. One central heating radiator.

UTILITY ROOM

8'0" x 6'9"

A range of bespoke units to match the kitchen with laminated worktops and matching upstands. Integrated appliances include a freezer, a washing machine and a microwave. Loft access. Engineered wood flooring to match the kitchen. One central heating radiator. uPVC glazed door provides access to the rear of the property.

W.C.

3'1" x 6'9"

A white suite comprising a wash hand basin and a low flush WC. Engineered wood flooring to match the utility room. One central heating radiator.

LANDING

6'3" x 11'3"

Airing cupboard. Loft access. One central heating radiator.

BEDROOM ONE

9'6" x 15'1"

To the front elevation. Fitted wardrobes along one wall with sliding mirrored doors. One central heating radiator.

BEDROOM TWO

9'8" x 10'9" max.

To the rear elevation. Timber effect laminate flooring. One central heating radiator.

BEDROOM THREE

6'3" x 8'2"

To the front elevation. Timber effect laminate flooring. One central heating radiator.

BATHROOM

6'2" x 7'1"

A modern suite incorporating a walk in shower with a mains fed shower, a wash hand basin and WC inset into a vanity unit with storage cupboards under. Tiled walls. Laminate flooring. Chrome heated towel rail.

GARAGE

19'5" x 8'3"

A brick built integral garage with a metal up and over vehicular door (powered coated so no painting required). Wall mounted gas central heating boiler. Pull down loft ladder which provides useful storage and is fully boarded with lighting. Lights and power.

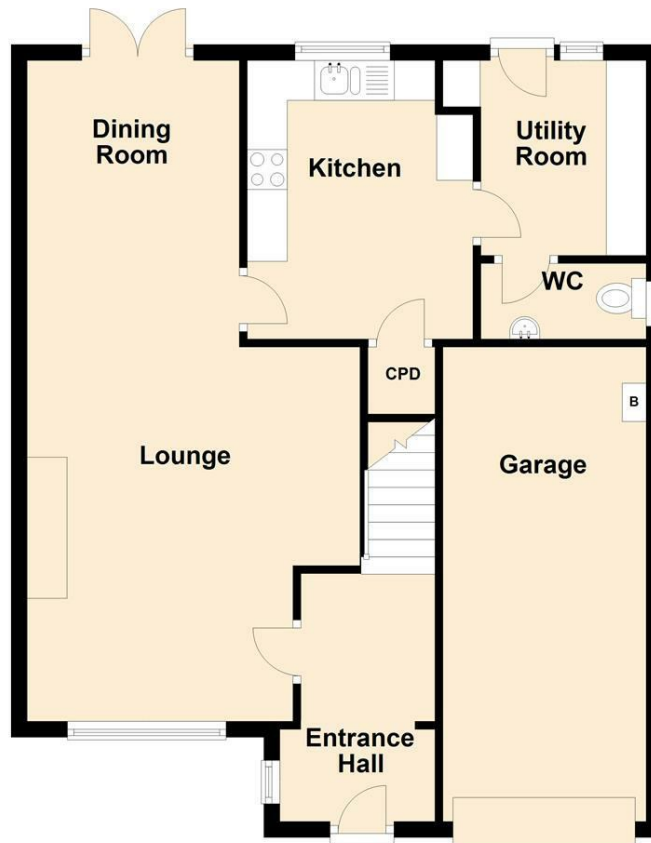
GARDENS

To the front of the property there is a block paved driveway which provides off street parking and access to the garage and front entrance door. To the side of the garage there is a metal gateway which provides access along the side of the garage to the rear garden. The front garden is laid to grey slate and is enclosed by a brick wall with metal railings.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with gravelled borders. There is a paved pathway along the rear of the property to the raised timber decked seating area.

Ground Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



Total area: approx. 112.4 sq. metres (1209.9 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)

