



70 Station Road  
Rawcliffe, DN14 8QR

**Asking Price Of £275,000**

# Property Features

- Spacious Detached Bungalow in popular Village
- 20' Lounge Diner & Breakfast Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Ideally placed for Hull, York & J36 of M62

## Full Description

### THE PROPERTY

This property comprises a spacious Detached Bungalow, occupying an excellent non-estate position on the edge of the popular residential village of Rawcliffe. The location offers convenient access to the Inland Port Town of Goole and is within approximately 4 miles of Junction 36 of the M62.

### ACCOMMODATION

The well presented accommodation which has the benefit of gas central heating and UPVC double glazing includes:

### ENTRANCE HALL

UPVC door and radiator.

### LOUNGE DINER 20' 3" x 12' 9" (6.17m x 3.89m)

Adam style fireplace housing gas fire. Two radiators, two uplighters and patio door leading to the rear Garden.

### BREAKFAST KITCHEN 11' 9" x 11' 0" (3.58m x 3.35m)

Range of Oak effect units comprising single drainer sink unit, base units with worktops, wall cupboards, glass fronted display wall cupboards and larder unit. Radiator, part ceramic tiled walls, concealed lighting and UPVC door leading to the rear Garden.

### FRONT BEDROOM 16' 0" x 10' 9" (4.88m x 3.28m)

Range of built in furniture including wardrobes, cupboards, drawers and dressing table. Bay window to front and radiator.

### FRONT BEDROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Radiator.



## BATHROOM

White suite comprising panelled in bath, pedestal wash basin, low flush WC and shower cubicle. Radiator, spotlights, ceramic tiled walls and gas fired central heating boiler.

## TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and block paved driveway from Station Road providing ample additional parking facilities.

The property has excellent lawned gardens to front and rear together with a blocked paved patio area at the rear.

## SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.



## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		