



Paper Mill Road, Rawcliffe Bridge Goole DN14 8SN

welcome to

Paper Mill Road, Rawcliffe Bridge Goole

Extensively refurbished two-bedroom mid-terrace home with a contemporary integrated kitchen, two versatile ground-floor spaces, bathroom and separate WC. Includes a detached garage, courtyard and substantial separate garden.



This refurbished two-bedroom mid-terrace home combines modern interiors, flexible accommodation, outdoor space and detached garage. Improvements since early 2025 include a full rewire, replastering, new ceilings, kitchen, carpets, flooring, internal doors and radiators. A front garden and porch lead into the lounge. The kitchen has wall and base units, integrated electric oven, induction hob with extractor, dishwasher, fridge-freezer and new flooring. The ground floor includes a bathroom with bath, shower over, wash basin, WC and heated towel radiator. Two spaces provide flexibility: a utility room used as a home gym, with window and access to a separate WC; and a conservatory-style rear porch/store with potential as a dining/garden room, subject to consent. Upstairs are two bedrooms. The principal bedroom has built-in storage, while the second has a cupboard housing the boiler. Benefits include uPVC double glazing, gas central heating and Council Tax Band A. Outside are a rear courtyard and, beyond the service lane, a detached single garage and substantial enclosed garden with greenhouse and two sheds. Unrestricted on-street parking is available. Rawcliffe Bridge Primary School is a five-minute walk away. The village shop, Post Office, fuel station, playing field, Sugar Mill Ponds, Dutch River and railway station are nearby.

Porch

4' 2" x 4' (1.27m x 1.22m)

Lounge

12' 7" x 10' 11" (3.84m x 3.33m)

Kitchen/Dining

8' 9" x 12' 8" (2.67m x 3.86m)

Lobby

2' 11" x 3' 4" (0.89m x 1.02m)

Utility Room

9' 1" x 6' 6" (2.77m x 1.98m)

Seprate W/C

2' 9" x 4' 6" (0.84m x 1.37m)

Landing

5' 4" MAX x 2' 7" (1.63m MAX x 0.79m)

First Bedroom

12' 8" x 11' (3.86m x 3.35m)

Second Bedroom

9' 8" x 8' 11" APPROX (2.95m x 2.72m APPROX)

Bathroom

Rear Garden

Rear Porch

10' 4" x 6' 9" (3.15m x 2.06m)

Garage

17' 8" x 9' 4" (5.38m x 2.84m)

Agents Note



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welcome to Paper Mill Road

- Extensively refurbished since early 2025, including a full electrical rewire and replastering
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned bedrooms plus two versatile ground-floor spaces
- Ground-floor bathroom plus separate WC
- uPVC double glazing, gas central heating and Council Tax Band A

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL109135 - 0005

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