The Villa, 98 High Street, Rawcliffe, DN14 8QL

HUNTERS®
EXCLUSIVE

The Villa, 98 High Street, Rawcliffe, DN14 8QL
Offers In The Region Of £800,000

DESCRIPTION

Hunters (Selby) Exclusive are delighted to offer for sale this beautifully presented five/six -bedroom detached property, situated within the highly regarded village of Rawcliffe. Offering versatile and well-appointed accommodation, the property combines a range of comfortable living spaces with excellent family accommodation. The ground floor comprises an entrance hall, family room, sitting room, dining room, kitchen/breakfast room, pantry, useful boot room and separate W.C. To the first floor are five well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite, together with a shower room and family bathroom. Externally, the property is approached via a pathway with established planted borders, with gardens laid to lawn providing an attractive setting to the front and surrounding the property. To the rear is a paved patio area, ideal for outdoor seating and entertaining, together with a useful garden shed. A driveway provides ample off-road parking and leads to a double garage, with fencing providing privacy and defining the boundaries. This impressive home offers a rare combination of versatile accommodation, attractive gardens and excellent outdoor space within this sought-after village location. Viewing is highly recommended to fully appreciate the quality and character of this individual property. Call Hunters Selby, seven days a week, to arrange your viewing.

LOCATION

Rawcliffe is a small village, approximately four miles west of Goole and approximately ten miles from Selby. The village has a pub, local convenience store, church, local takeaways and primary school. The village has excellent commuter access with nearby motorway networks, M62/M18.

DIRECTIONS

From Selby town centre head east towards the A1041. At the roundabout take the 2nd exit onto Bawtry Road and continue to follow the A1041 towards Goole. At the roundabout take the first left towards Drax A645, at the next roundabout take the third exit towards Goole. At the next roundabout take the second exit towards Rawcliffe. Continue through the village past the village green and the property is situated on your right hand side, identified by our Hunters Exclusive For Sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating: C

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This Hunters business is independently owned and operated by Powell Properties (Yorkshire) Limited | Registered Address: 23 Finkle Street, Selby, YO8 4DT | Registered Number: 15028208 England and Wales | VAT No: 445 8931 59 with the written consent of Hunters Franchising Limited.

Total floor area: 354.8 sq.m. (3,819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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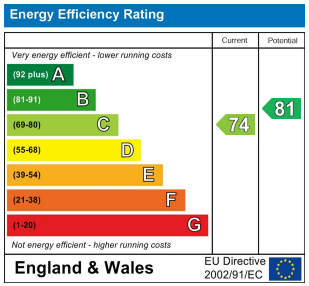

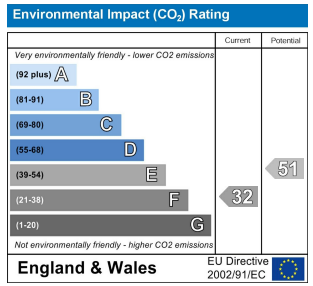

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Y BOX

LOIN
RIBS
BELLY
SHOULDER
CHEEKS
PICNIC

LABRADOR LANE
FAITHFUL
BEST
BLACK
FUN & FRISKY
ALSO
AVAILABLE IN
BROWN & YELLOW
ADORABLE
& QUITE
LAZY!
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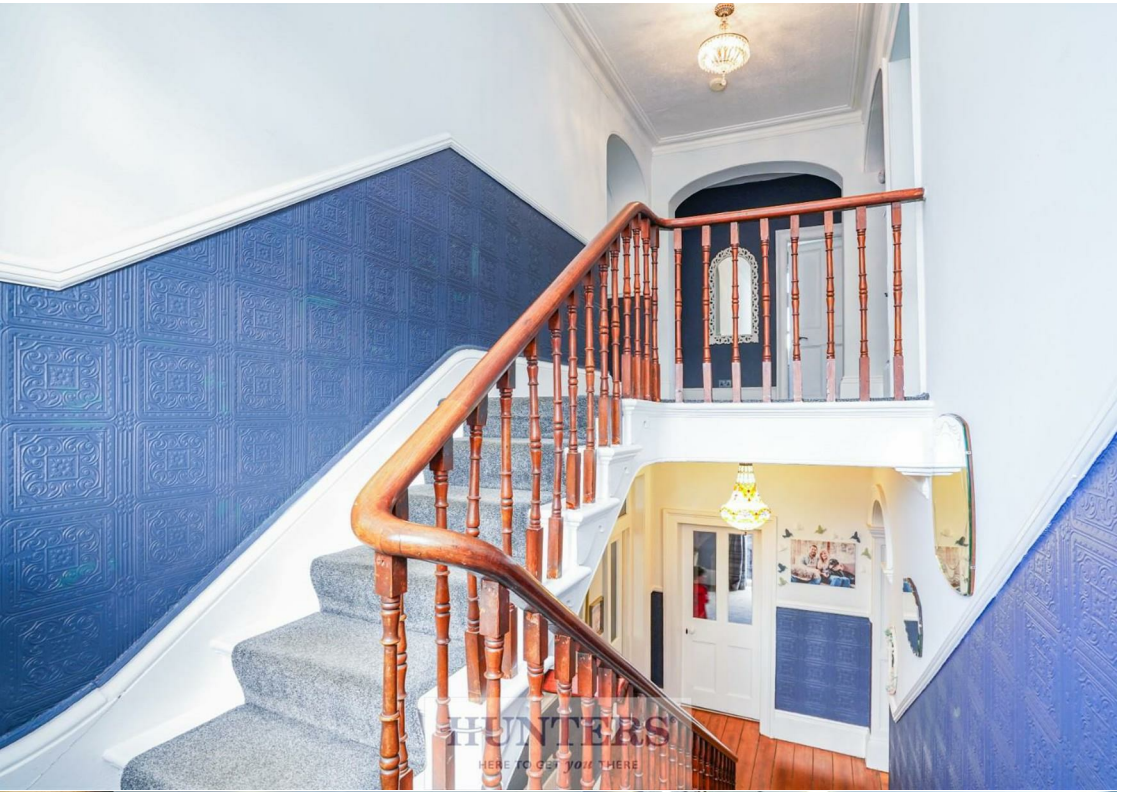
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HUNTERS
HERE TO GET you THERE

Old Bear
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
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HUNTERS
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THE VILLA
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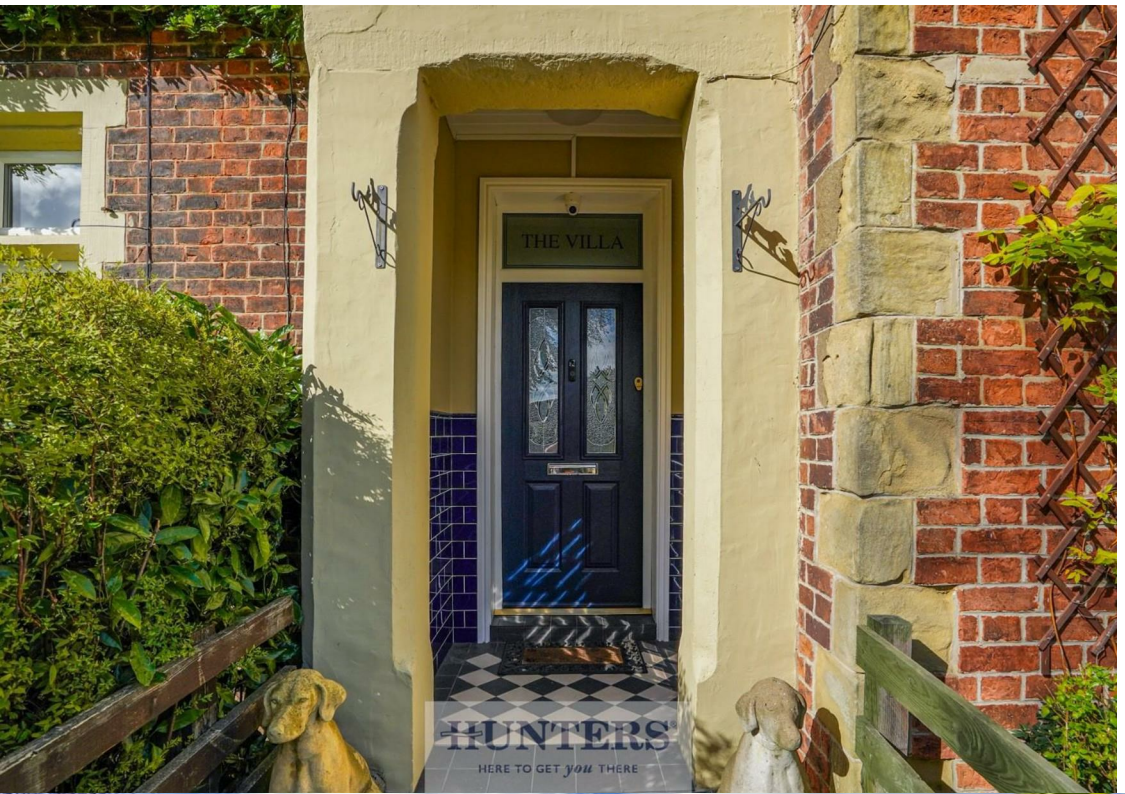
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