

# linkagency



**16, Richmond Court, Rawcliffe, Goole, DN14 8RU**  
**£99,950**





- Ground floor convenience with French doors from the lounge
- Gas central heating
- No onward chain
- Allocated parking space
- Friendly community





# Description

Located in the popular village of Rawcliffe, this modern ground floor flat in Richmond Court offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a modern bathroom, this property is perfect for individuals or a couple seeking a peaceful retreat.

The flat offers a spacious reception room. The secure gated development ensures a sense of safety and privacy, while the quiet, friendly community enhances the overall living experience.

Residents will appreciate the ample parking available, with allocated space and additional visitor parking, making it easy for friends and family to visit. The surrounding rural setting is a haven for nature lovers, with plenty of scenic riverbank walks nearby, perfect for leisurely strolls or invigorating hikes.

This property presents an excellent opportunity to enjoy modern living in a tranquil environment, all while being conveniently located on the outskirts of Rawcliffe.

The ground rent is £150.00 per annum and the maintenance fees are £810.00 per annum.



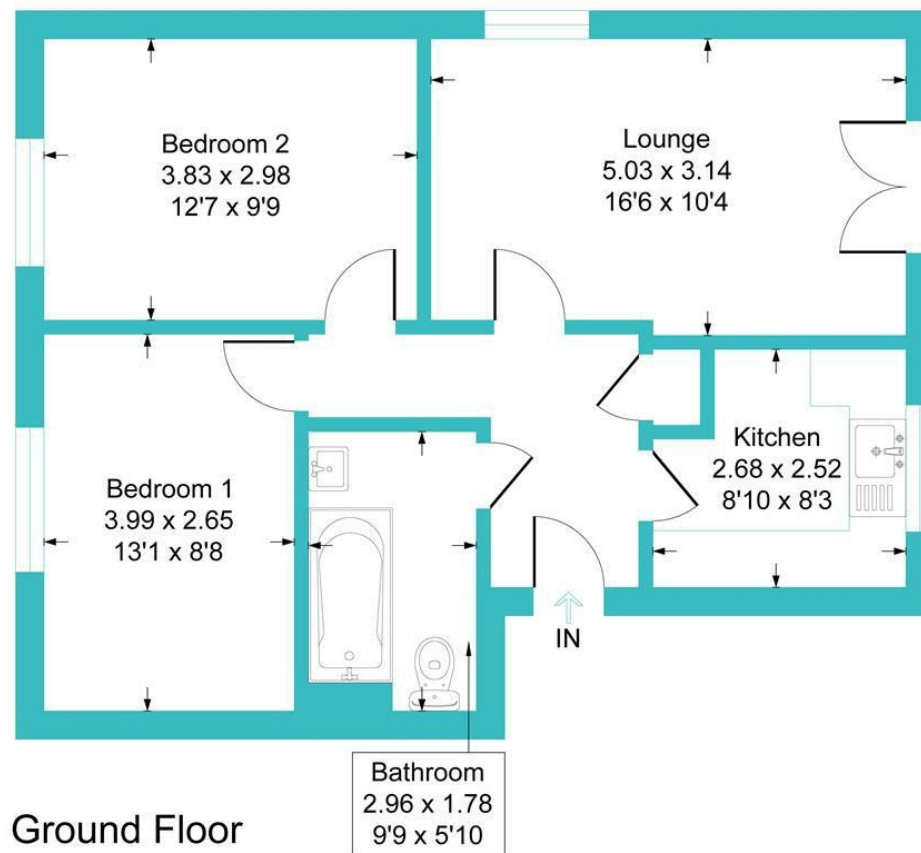




Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: B

Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		



Viewing  
Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.