

# Park Row



**Rosehill, Rawcliffe Bridge, Goole, DN14 8NL**

**Offers Over £190,000**



**\*\*NO ONWARD CHAIN\*\*NEW CARPETS\*\*** Situated in the village of Rawcliffe Bridge, this property briefly comprises: Lounge Diner and Kitchen. To the First Floor are two Bedrooms and a Shower Room. There is a further bedroom on the Second Floor. Externally, the property has a forecourt area, a rear courtyard area, and four garages. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**















## PROPERTY OVERVIEW

Situated in the village of Rawcliffe Bridge near Goole, this well-presented mid-terrace home offers spacious accommodation set across three floors and benefits from newly fitted carpets throughout. The ground floor comprises a generous lounge diner, a fitted kitchen, and a useful storage area, providing practical and comfortable living space. To the first floor are two well-proportioned bedrooms and a modern shower room. The second floor hosts the main bedroom, creating a private and spacious principal suite. Externally, the property features a low-maintenance forecourt to the front. To the rear is a fully enclosed, low-maintenance yard. Beyond the yard are four garages with off-street parking, offering excellent additional storage or the potential to generate extra income through rental. This property presents an ideal opportunity for first-time buyers, families, or investors seeking a versatile home with income potential in a popular village location.

## GROUND FLOOR ACCOMMODATION

### Lounge Diner

32'0" x 13'0" (9.77m x 3.98m)

### Kitchen

14'5" x 7'10" (4.40m x 2.40m)

### Store

7'0" x 3'8" (2.15m x 1.14m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

13'2" x 12'0" (4.03m x 3.68m)

### Bedroom Three

16'0" x 7'5" (4.90m x 2.28m)

### Shower Room

9'4" x 8'0" (2.87m x 2.45m)

## SECOND FLOOR ACCOMMODATION

### Bedroom One

13'3" x 20'7" (4.04m x 6.28m)

## EXTERNAL

### Front

Low maintenance front forecourt area.

### Rear

Fully enclosed low maintenance rear yard with four garages and off street parking.

## DIRECTIONS

Leave our Goole office and head North towards Third Avenue. At the mini roundabout take the first exit and continue to the

top of Centenary Road. Turn left onto Airmyn Road, continue to the double roundabout. Take the third exit, then the first exit and follow signs to 'Rawcliffe.' Upon entering Rawcliffe, turn left onto The Green, continue onto Station Road and then onto Bridge Lane where the property can be clearly identified by our Park Row 'For Sale' board.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations



available on request. Life assurance is usually required.  
To arrange a no obligation appointment please contact your  
local office.

### **MEASUREMENTS**

These approximate room sizes are only intended as general  
guidance. You must verify the dimensions carefully before  
ordering carpets or any built-in furniture.

### **VIEWINGS**

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will  
be pleased to provide additional information or to make any  
further enquiries. We will also confirm that the property  
remains available. This is particularly important if you are  
travelling some distance to view the property.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

GOOLE - 01405 761199

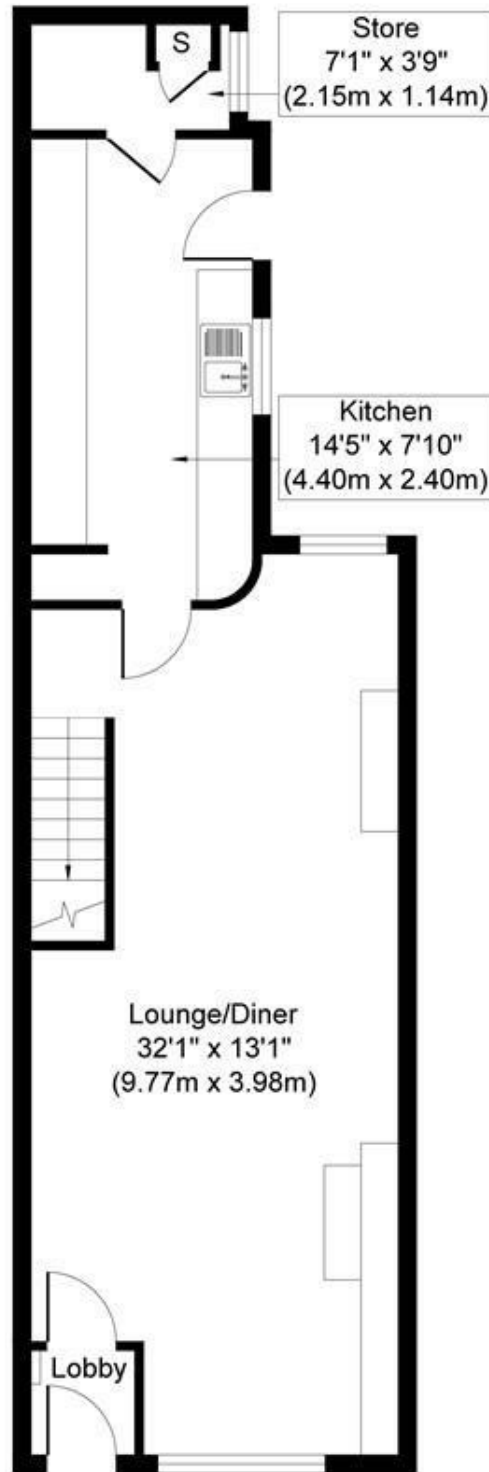
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

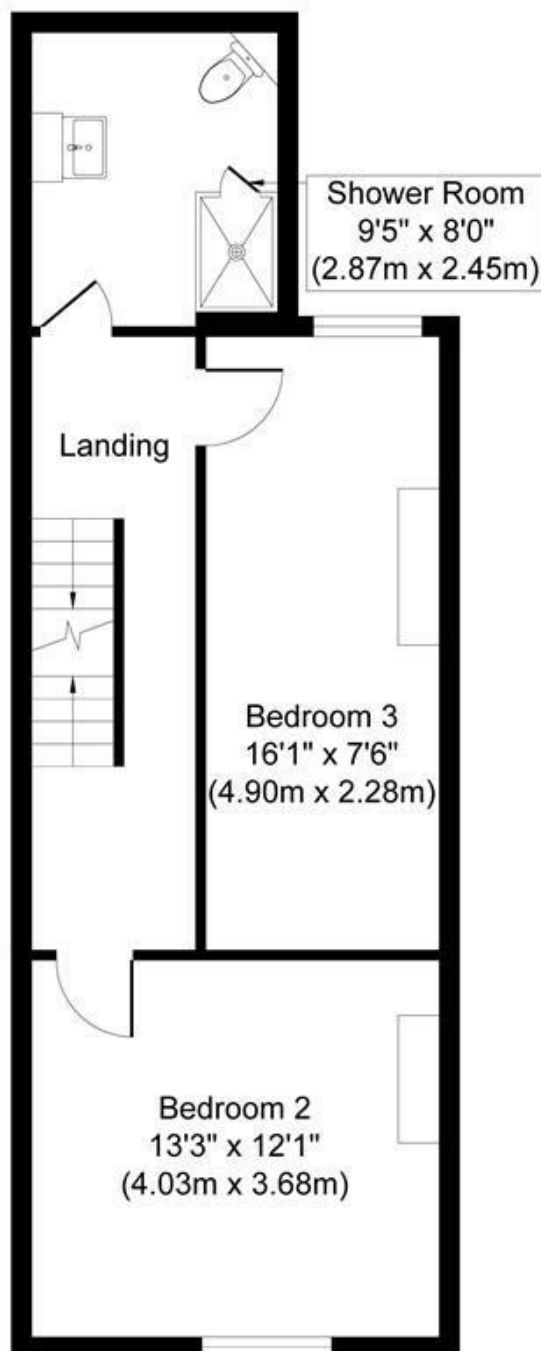




**Ground Floor**  
**Approximate Floor Area**  
**563 sq. ft**  
**(52.35 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

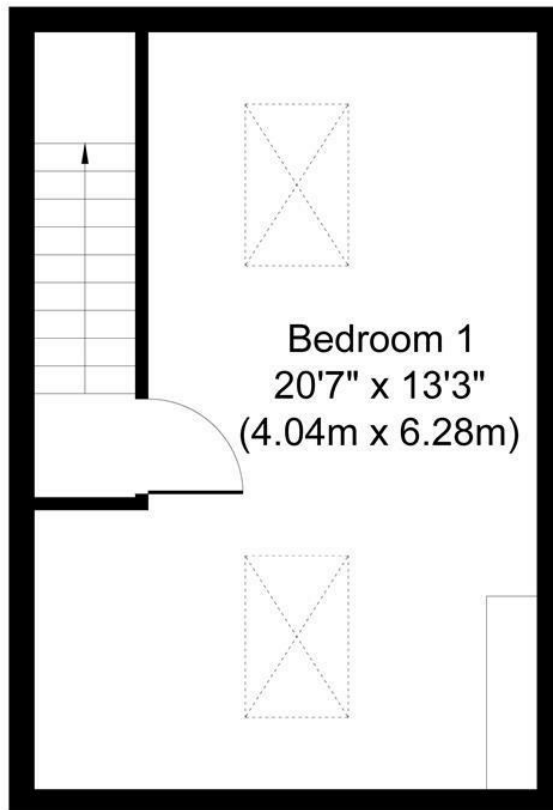
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**First Floor**  
**Approximate Floor Area**  
**495 sq. ft**  
**(46.01 sq. m)**

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Bedroom 1  
20'7" x 13'3"  
(4.04m x 6.28m)

**Second Floor**  
**Approximate Floor Area**  
**257 sq. ft**  
**(23.84 sq. m)**

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