

HUNTERS®
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Paper Mill Road, Rawcliffe Bridge, Goole | Guide Price £100,000
Call us today on 01757 210884











Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this two bedroom terrace house situated within the popular village of Rawcliffe Bridge.

DESCRIPTION
Hunters (Selby) are delighted to present this TWO BEDROOM TERRACED HOME, situated in the popular village location of Rawcliffe Bridge. Offered to the market with NO ONWARD CHAIN, this property would make an ideal purchase for first-time buyers, investors or those looking to put their own stamp on a home. Benefitting from a GOOD-SIZED SOUTH EAST FACING GARDEN, the property offers plenty of potential and is well worth an internal viewing.

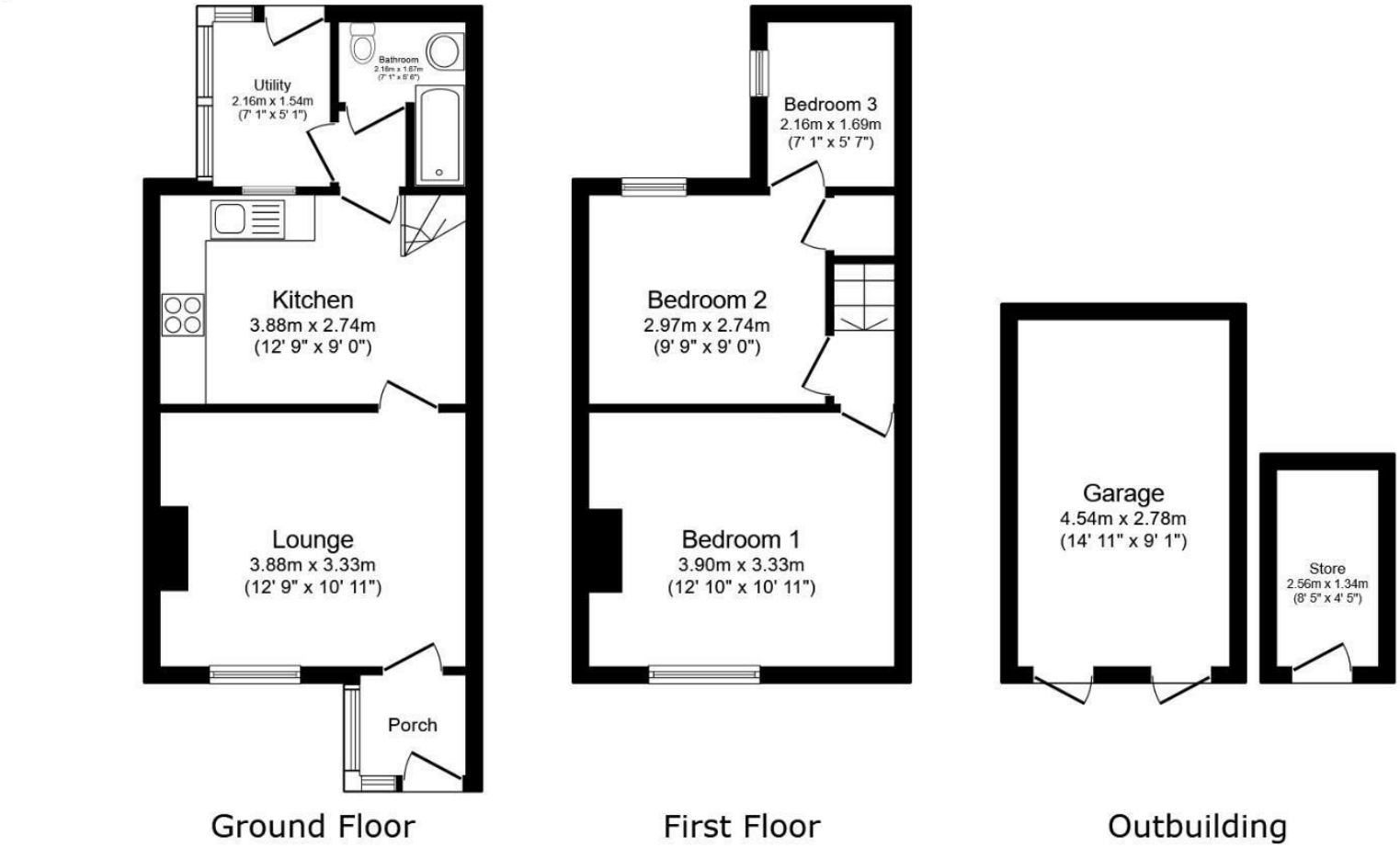
The accommodation briefly comprises: lounge and kitchen/diner to the ground floor, with two bedrooms and a bathroom to the first floor. Further benefits include gas central heating, UPVC double glazing and a Council Tax Band A.

FULL OF POTENTIAL AND OFFERED WITH NO ONWARD CHAIN – AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS!

LOCATION
Rawcliffe Bridge, a hamlet of Rawcliffe near Goole, offers a lovely balance of peaceful village living and everyday convenience. The location is well placed for access to the M62 and A614, providing convenient connections to Leeds, Hull, York and Doncaster. Local amenities include a post office, village shop, public houses and a well-regarded primary school.

DIRECTIONS
From Selby town Centre head east towards the A1041. At the roundabout take the second 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 and turn left onto Paper Mill Road where the property can be identified.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; A
EPC Rating : D



Total floor area: 78.7 sq.m. (847 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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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