



Paper Mill Road, Rawcliffe
Bridge, Goole



2



1



1

Offers in excess of £95,000

- Two Bedrooms
- Garage & Parking
- Sought After Location
- Close To Amenities
- Attention First Time Buyers
- Great Investment Opportunity
- Freehold
- EPC rating D



This neutrally decorated 2-bedroom terraced house is ****for sale**** in the village of Rawcliffe Bridge, near Goole, and is well suited to both first-time buyers and investors.

Inside, the property offers one reception room, a kitchen and a bathroom, along with a double bedroom and further single. The main bedroom benefits from built-in wardrobes, helping to maximise storage and floor space.

Outside, the house features a garden with a dedicated BBQ area, ideal for outdoor dining in the warmer months. There is the added benefit of parking and a single garage, which is a practical advantage in this location. There is also an additional garden behind the garage.

Rawcliffe Bridge is a small village with local amenities nearby, while a wider range of shops, supermarkets and services can be found in Goole. The surrounding area is popular for walking and cycling routes, with flat landscapes and quiet lanes providing pleasant options for getting outdoors.



For families, there are nearby schools in Rawcliffe and Goole, both reachable in a short drive. Goole's town centre also offers additional leisure facilities, cafes and everyday conveniences.

In terms of transport, Goole railway station is the most convenient mainline option, typically around a 10-15 minute drive from the village. From Goole, regular services run towards Leeds, Hull and Doncaster, with journey times often around 35-45 minutes depending on destination and service.

Overall, this 2-bedroom terraced house offers practical accommodation with parking, a garage and garden space in a village setting, with access to local amenities, schools and transport links.

Living Room 4.16m(max) x 3.33m

Kitchen 4.16m x 2.73m (13'7" x 9'0")

Bedroom One 3.34m x 3.2m (11'0" x 10'6")

Bedroom Two 2.25m x 2.75m (7'5" x 9'0")

Bathroom 1.82m x 1.7m (6'0" x 5'7")

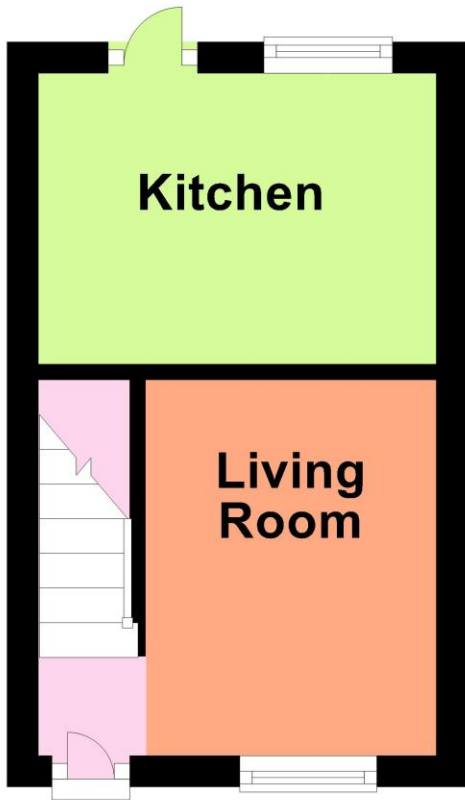
Disclaimer

Disclaimer Paper Mill Road - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

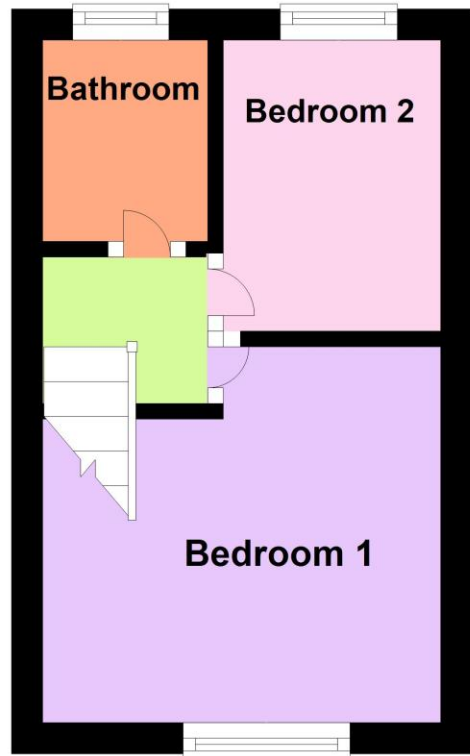
AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.

Ground Floor



First Floor





Northwood Thorne

01405 814999

thorne@northwooduk.com