



3 Boynton Court Station Road, Rawcliffe, Goole, DN14 8QP

£195,000

EPC: D

****NO UPWARD CHAIN**** This three bedroom detached house is located in a small courtyard setting in a tucked away position in the highly regarded village of Rawcliffe. The property offers good size accommodation with an integral garage, and an enclosed block paved area to the side. A viewing is highly recommended to appreciate the accommodation and the quiet location on offer.

- ****NO UPWARD CHAIN****
- Three bedroom detached house
- Quiet courtyard location
- Popular village
- Good size accommodation
- Fitted kitchen
- Utility room and ground floor WC
- Integral garage
- Enclosed block paved area to the side
- Viewing highly recommended

DESCRIPTION

This three bedroom detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

6'5" x 17'10" max.

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

13'7" x 17'10"

A timber fire surround with a decorative insert and tiled hearth. Laminate flooring. Coving to the ceiling. One central heating radiator.

KITCHEN

9'8" x 10'11"

A traditional range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a white one and half bowl single drainer sink, a four ring gas hob with an oven under and a concealed cooker hood over. Integrated fridge. Tiled floor. Coving to the ceiling. One central heating radiator.

UTILITY ROOM

6'0" x 6'5"

A fitted single base and wall unit with a laminated worktop housing a stainless steel single drainer sink. Wall mounted gas central heating boiler. Tiled floor. One central heating radiator. uPVC side door.

W.C.

3'2" x 6'5"

A white suite comprising a wash hand basin and low flush WC. Tiled floor. One central heating radiator.

LANDING

16'8" x 4'7" max.

Laminate flooring.

BEDROOM ONE

11'10" x 12'5"

uPVC window to the front elevation and a Velux window to the rear. Stripped and varnished floorboards. One central heating radiator.

BEDROOM TWO

9'8" x 11'9"

uPVC window to the front elevation. Fitted bedroom furniture along one wall. Laminate flooring. One central heating radiator.

BEDROOM THREE

6'9" x 9'11"

Velux window to the rear elevation. Loft access. Laminate flooring. One central heating radiator.

BATHROOM

5'6" x 6'9"

A cream suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls. One central heating radiator.

GARAGE

8'1" x 17'6"

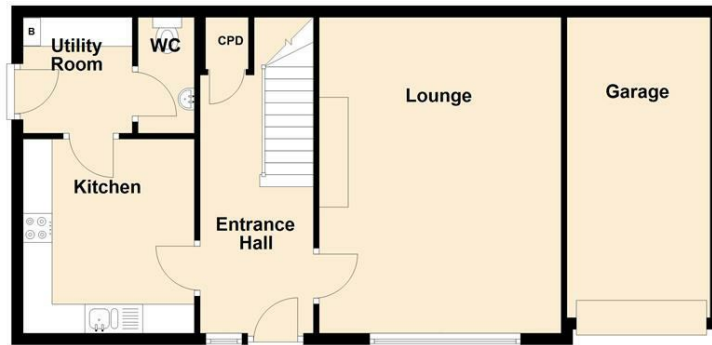
An integral brick built garage with a roller door to the front. Light and power.

OUTSIDE

Block paved area to the front of the property and an enclosed paved area to the side with double wrought iron gates.

Ground Floor

Approx. 64.0 sq. metres (686.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)







