



Portland Street, Rawcliffe Bridge



Offers in excess of £125,000

- Two Reception Rooms
- Stunning Throughout
- Two Bedrooms And Loft Space
- Attention First Time Buyers
- Low Maintenance Garden
- Sought After Location
- Freehold
- EPC rating D



For sale: a two-bedroom terraced house in Rawcliffe Bridge, Goole, offering a neutrally decorated interior and practical layout, ideal for first-time buyers and investors alike.

On the ground floor, there is a welcoming living room and a separate dining room, providing two distinct reception spaces. The kitchen sits to the rear, arranged for everyday cooking and access to the garden. Upstairs you'll find two double bedrooms, along with a shower room. A further loft room provides additional living space.

Outside, the property benefits from a low maintenance garden, together with a shed fitted with power, offering handy storage or a small workshop area. The home has an EPC rating of D and falls within Council Tax Band A.

Rawcliffe Bridge is well placed for access to Goole, with its wider range of shops, supermarkets and services. Nearby Rawcliffe and Goole offer primary and secondary



schooling options, as well as local cafes and everyday amenities. The surrounding area provides pleasant walking routes along local lanes and countryside.

For commuters, Goole railway station is the nearest mainline option, typically offering services to Leeds, Hull and Doncaster, with journey times often around 35-45 minutes depending on the service. Road links towards the M62 put regional centres such as Hull, Doncaster and Leeds within driving reach, making this a convenient base for work or leisure.

Porch 1.05m x 1.3m (3'5" x 4'4")

Living Room 3.64m x 3.53m (11'11" x 11'7")

Dining Room 4m x 2.6m (13'1" x 8'6")

Kitchen 2.7m x 3.3m (8'11" x 10'10")

Bedroom One 3.6m x 3.55m (11'10" x 11'7")

Bedroom Two 4m x 2.61m (13'1" x 8'7")

Shower Room 2.4m x 1.74m (7'11" x 5'8")

Loft Space 3.5m x 3.7m (11'6" x 12'1")



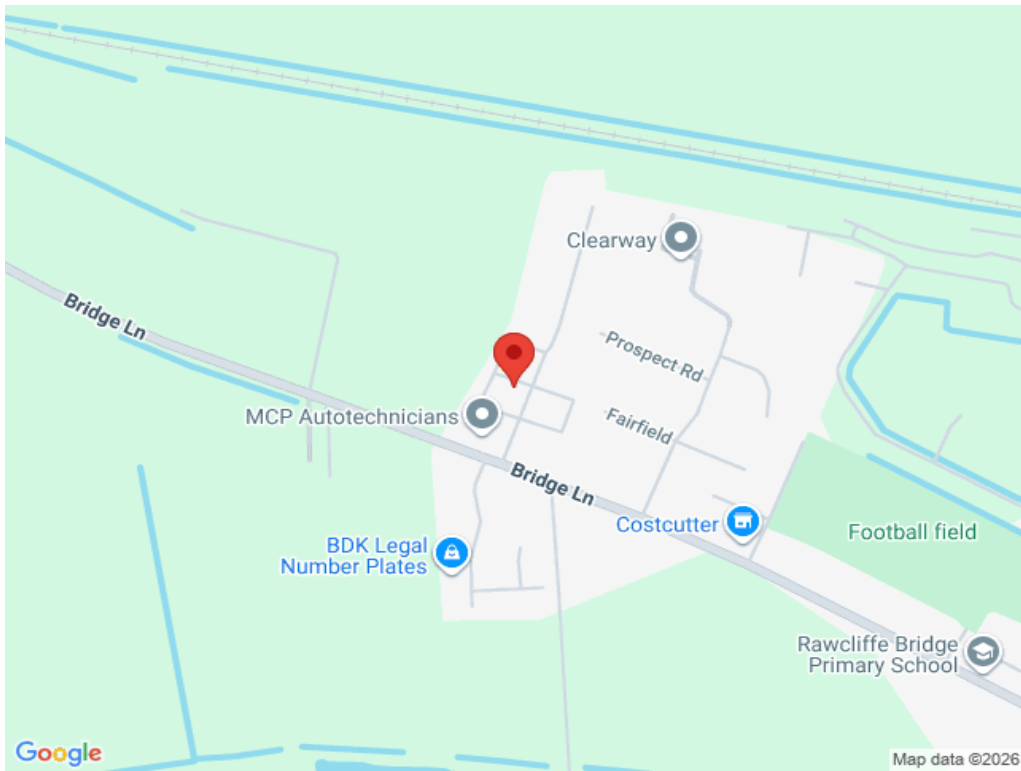
Disclaimer

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AML

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