



104 Station Road
Rawcliffe, DN14 8QS

Asking Price Of £195,000

Property Features

- Good sized Semi-House on edge of popular Village
- Living Room, Dining Room, Kitchen & Conservatory
- 3 Bedrooms, Shower Room, Workshops & Games Room
- Gas CH, UPVC DG, 22' Garage & Gardens
- Open views over Farmland to front



Full Description

THE PROPERTY

This consists of a good sized Semi-Detached House being situated in an excellent position on the edge of the popular Village of Rawcliffe within 4 miles of J36 of the M62 Motorway.

The property enjoys open views over Farmland to front, and the accommodation which benefits from gas central heating, UPVC double glazing, 18' Conservatory, 22' Games Room and 22' Garage presently comprises:



GROUND FLOOR

ENTRANCE HALL

Radiator and enclosed staircase to the first floor.

LIVING ROOM 14' 9" x 12' 9" (4.5m x 3.89m)

Built in cupboards to alcoves.

DINING ROOM 11' 0" x 9' 0" (3.35m x 2.74m)

Radiator and sliding patio door into:

CONSERVATORY 18' 3" x 16' 3" (5.56m x 4.95m)

French door to the rear garden.



KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob. Plumbing for auto washer and dishwasher. Gas central heating boiler, understairs recess and part ceramic tiled walls.

INNER LOBBY

Built in storage cupboard and door into the Conservatory.



SHOWER ROOM

White suite comprising walk in shower with dual shower heads, vanity washbasin and low flush WC. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

WORKSHOP 15' 0" x 14' 0" (4.57m x 4.27m)

Passageway to front, personal door into the Garage and double doors into:

GAMES ROOM 22' 0" x 15' 0" (6.71m x 4.57m)

Full sized Snooker Table.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall, and opening from the Landing are:

FRONT BEDROOM 13' 6" x 11' 6" (4.11m x 3.51m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 0" x 10' 3" (3.66m x 3.12m)

Radiator.

REAR BEDROOM 8' 9" x 8' 0" (2.67m x 2.44m)

Radiator.



TO THE OUTSIDE

Concrete sectional GARAGE 22' x 12' with up and over door to front and driveway approach from Station Road.

Lawned Garden to front and enclosed Garden area to rear.

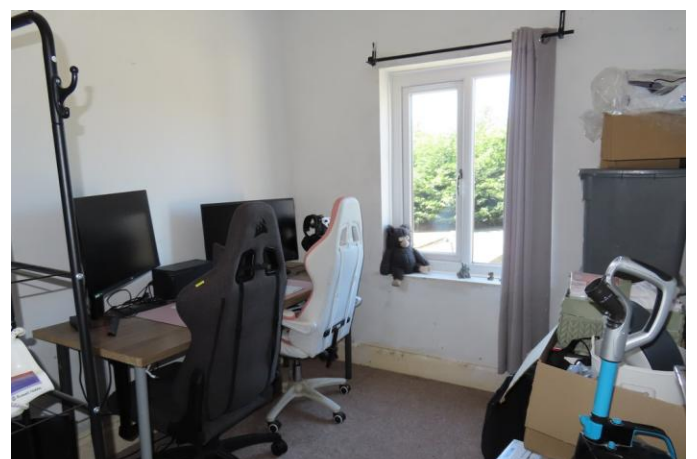
SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units. Both the Boiler and the windows were installed in 2024.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

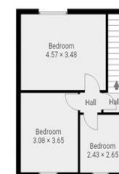
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.