

12-14 Chapel Lane, Rawcliffe, Goole, DN14 8QN

£220,000

EPC: D

NO UPWARD CHAIN This delightful mid terrace cottage is located in the village of Rawcliffe, close to the village green and local amenities. The property has been extended to the ground floor and offers good size living accommodation set over three floors with three receptions room, a spacious hallway, kitchen and utility room on the ground floor and two bedrooms and a bathroom on the first floor and a further bedroom and spacious landing area on the second floor. Also benefitting the property further is a beautiful rear garden. Viewing is highly recommended to appreciate the property on offer.

- **NO UPWARD CHAIN**
- Delightful mid terrace cottage
- Extended to the ground floor
- Three double bedrooms
- Spacious accommodation set over three floors
- Lounge and dining room
- Kitchen, breakfast room and utility room
- Great village location
- Beautiful rear garden
- Viewing highly recommended

DESCRIPTION
This mature mid terrace cottage incorporates gas central heating and uPVC double glazing and offers spacious three bedroom accommodation comprising;

ENTRANCE VESTIBULE
3'4" x 6'2"
uPVC entrance door.

HALLWAY
6'0" x 15'8" plus 6'11" x 10'10"
A spacious L shaped entrance hall with a spindled stair way leading to the first floor. Under stairs storage cupboard. Cupboard housing the gas central heating boiler. Laminate flooring. Exposed beams to the ceiling. Two central heating radiators.

DINING ROOM
11'8" x 10'11"
Chimney recess housing a gas fire. Recessed storage cupboards with glazed doors. Laminate flooring. Exposed beams to the ceiling. One central heating radiator.

LOUNGE
19'2" x 10'11"
A cast iron fire surround with a marble hearth housing a multi fuel burner. Exposed beams to the ceiling. Two central heating radiators.

BREAKFAST ROOM
9'11" x 11'1"
Feature timber French doors lead into the rear garden. Exposed beams to the ceiling. Three central heating radiators. Open plan with the kitchen.

KITCHEN
10'11" x 10'2"
A range of traditional base and wall units having laminated worktops and tiled surrounds. The units incorporate a cream ceramic one and half bowl single drainer sink, and a concealed cooker hood. Exposed beams to the ceiling. One central heating radiator. Timber glazed door to the utility room.

UTILITY ROOM
9'0" x 7'5"
Fitted base and wall units. Plumbing for an automatic washing machine. Space for a tumble dryer and a fridge freezer. uPVC door leads into the rear garden.

GALLERIED LANDING
7'4" x 22'6"
Exposed beams to the ceiling. One central heating radiator.

BEDROOM ONE
11'3" x 10'9"
To the front elevation. Exposed beams to the ceiling. One central heating radiator.

WALK IN WARDROBE
6'8" x 6'9"
Hanging space and shelving. Coving to the ceiling. One central heating radiator.

BEDROOM TWO
11'3" x 10'11"
To the front elevation. Exposed beams to the ceiling. One central heating radiator.

BATHROOM
5'8" x 11'10" max.
A 4 piece suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC with a tiled surround. A separate shower cubicle with an electric shower and tiled interior. One central heating radiator.

SECOND FLOOR LANDING
12'6" x 15'10"
Exposed brick chimney breast. Exposed beams to the ceiling. Storage cupboard plus eaves storage space. Velux window to the rear elevation.

BEDROOM THREE
13'9" x 14'7"
Exposed brick chimney breast. Exposed beams to the ceiling. Storage cupboard housing the hot water cylinder plus eaves storage space. Two Velux windows to the rear elevation.

GARDEN
To the rear of the property there is a block paved seating area and matching pathways with a brick built BBQ and coal/wood storage bunker. Beyond is a lawned garden with a pond and two garden stores.

There is a right of access in favour of 10 Chapel Lane across the rear of 12-14 for bin access, this extends along the back of numbers 16 & 18 onto Riverside.

FURTHER INFORMATION
Mobile coverage

Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability = BT & Sky

Ground Floor

Approx. 78.0 sq. metres (839.6 sq. feet)



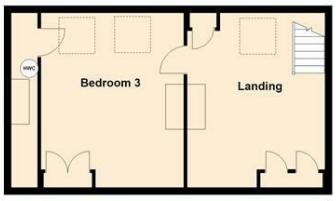
First Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Second Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 171.0 sq. metres (1840.3 sq. feet)

















