



screetons

51 Paper Mill Road

Rawcliffe Bridge, DN14 8SJ



This mature three bedroom mid terraced house is located in the village of Rawcliffe Bridge which is located approximately 6 miles from the town of Goole 4 miles from the M62 motorway at J36.

The property would make an ideal starter home with off street parking, a garage and a generous lawned garden to the rear of the property.

A viewing is highly recommended to fully appreciate the property on offer.

£83,000

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Description

The property has uPVC double glazing and gas central heating and offers accommodation comprising;

GROUND FLOOR ACCOMMODATION

- **Entrance Porch** (4'8" x 5')
(1.43m x 1.54m)

uPVC construction with a uPVC access door. Timber glazed door into the lounge.

- **Lounge** (12'8" x 10'11") Max
(3.87m x 3.34m)

A timber fire surround with a marble inset and hearth housing a living flame gas fire. Door way to the stair way which leads to the first floor. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.



- **Kitchen** (8'10" x 8'11")
(2.70m x 2.73m)

A range of fitted base and wall units finished in white laminate having laminated worktops and tiled work surrounds. The units incorporate a white ceramic one and a half bowl single drainer sink. Plumbing for an automatic washing machine. Timber glazed door leads into the utility area/rear entrance. Coving to the ceiling.



- **Bathroom** (4'6" x 8'11")
(1.39m x 2.73m)

A white suite comprising a panelled bath with a shower fitment to the bath taps, a pedestal wash hand basin and a low flush WC. Walls tiled to half height. Wall mounted gas central heating boiler. Tiled floor. Coving to the ceiling. One central heating radiator.

- **Utility Area/Rear Entrance** (7'10" x 11'8")
(2.40m x 3.56m)

Timber glazed door provides access into the rear yard.



FIRST FLOOR ACCOMMODATION

- **Landing**
- **Bedroom One** (10'11" x 11')
(3.33m x 3.37m)

To the front elevation. Over stairs storage cupboard. Doorway into bedroom two. One central heating radiator.



- **Bedroom Two** (8'11" x 7'3")
(2.72m x 2.21m)

To the rear elevation. Loft access. One central heating radiator.



- **Bedroom Three** (6' x 8'10")
(1.83m x 2.71m)

To the rear elevation. Loft access. Coving to the ceiling. One central heating radiator.



OUTSIDE

- **Store** (7'4" x 2'11")
(2.24m x 0.88m)

A brick built garden store.

- **Garage/Garden Store** (16'2" x 9'2")
(4.94m x 2.81m)

Metal garage/garden store with double vehicular entrance doors.

To the front of the property there is a small buffer garden laid to blue slate chippings.

To the rear of the property there is an enclosed rear yard laid to concrete with a brick built store and a timber gate provides access onto the rear service road which has a shared right of way.

Beyond this is a metal garage/garden store and a concrete surface driveway which provides off street parking which leads to the generous rear garden which is laid to lawn. Metal garden store.



- **Viewing**

As agents for the Vendors of this property may we request that all viewing appointments are made via our office and that an appointment is made with our negotiator to discuss your intended purchase prior to legal and/or financial advisors being instructed. We shall be pleased to assist with any queries you may have and ask that you have no hesitation in calling to discuss this property.

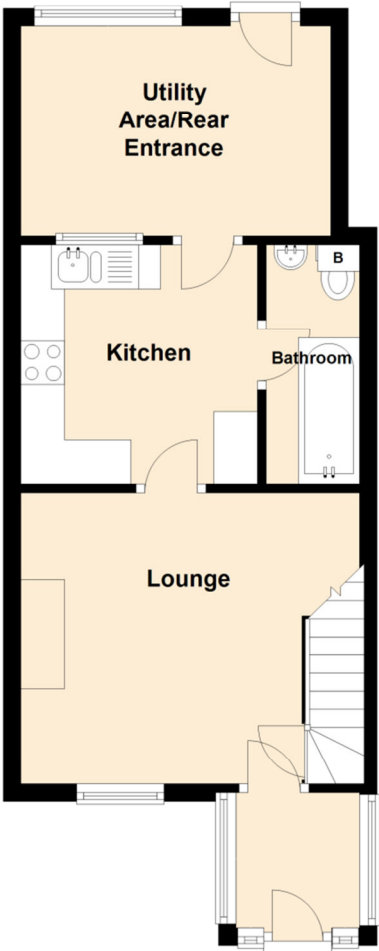
AREA PLAN



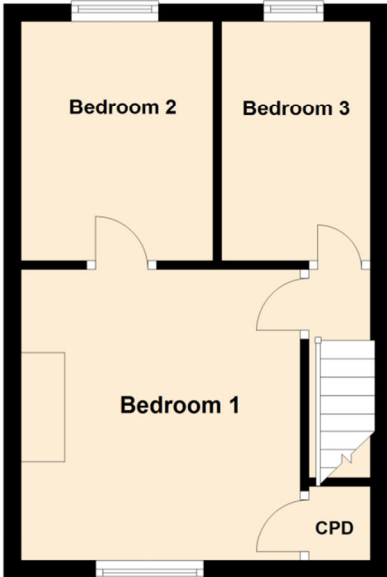
The aerial plan is for identification purposes only and the general position, not exact line, of the boundaries to 51 Paper Mill Road, Rawcliffe Bridge (edged in red). It may be subject to distortions in scale and measurements scaled from this image may not match measurements between the same points on the ground.

FLOORPLANS

Ground Floor

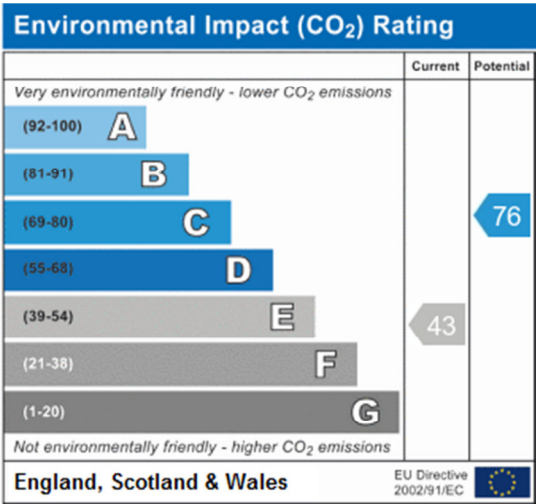
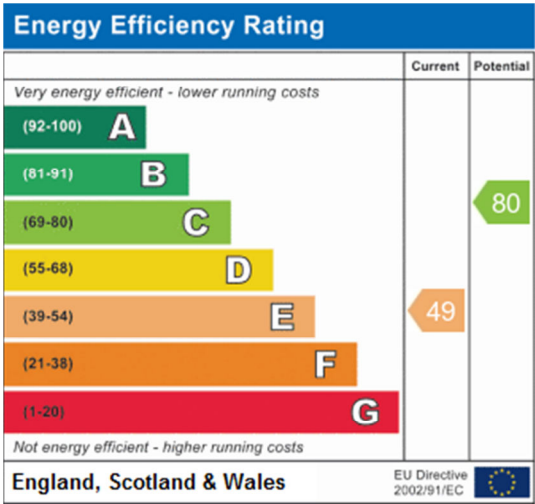


First Floor



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

EPC GRAPHS



IMPORTANT NOTES
These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.
We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.
Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.