

17 Richmond Court Station Road, Rawcliffe, Goole, DN14 8RU

Two Bedroom Apartment | Allocated Communal Car Park | Well Presented Throughout | Convenient Location | No Onward Chain | Ideal For First Time Buyer Or Investor

- First Floor Apartment
- Two Bedrooms
- Allocated Parking Space In Communal Car Park
- Gas Central Heating
- Leasehold
- EPC Rating B
- Council Tax Band B
- Close To Major Road Networks
- Ideal For For First Time Buyer Or Investor

£115,000

Jigsaw move are pleased to welcome to the market, situated in the charming village of Rawcliffe, Goole, this attractive two-bedroom first-floor apartment offers a fantastic opportunity for first-time buyers, downsizers and investors alike. Built in 2005, the property combines modern, low-maintenance living with a convenient village location and excellent access to major road networks.

The apartment offers well-proportioned accommodation throughout, with a spacious and inviting living room providing the perfect setting for both relaxing and entertaining. Designed with comfort and practicality in mind, the thoughtfully arranged layout creates a welcoming feel, complemented by two generously sized bedrooms and a modern bathroom.

Externally, the property benefits from an allocated parking space within the communal car park, adding everyday convenience for residents.

Positioned on Station Road in the popular village of Rawcliffe, the apartment enjoys a pleasant setting whilst remaining well connected to surrounding towns and major commuter routes, making it an appealing choice for those seeking a balance between village life and accessibility.

An excellent opportunity to step onto the property ladder or expand an investment portfolio, this well-presented apartment offers comfortable, practical living in a convenient location. With plenty to offer a range of buyers, early viewing is highly recommended to appreciate the accommodation on offer.

ACCOMODATION

Kitchen 8'3" x 8'8" (2.52m x 2.65m)

Lounge/Diner 17'2" x 10'4" (5.24m x 3.15m)

Bedroom 1 12'7" x 9'10" (3.84m x 2.99m)

Bedroom 2 8'10" x 13'1" (2.68m x 3.98m)

Family Bathroom 5'2" x 9'9" (1.57m x 2.97m)

Entrance Hall 6'7" x 13'1" (2.00m x 3.98m)

Storage 2'9" x 3'0" (0.84m x 0.91m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm







PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

VIEWINGS

Strictly by appointment with the sole agents by contacting . If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

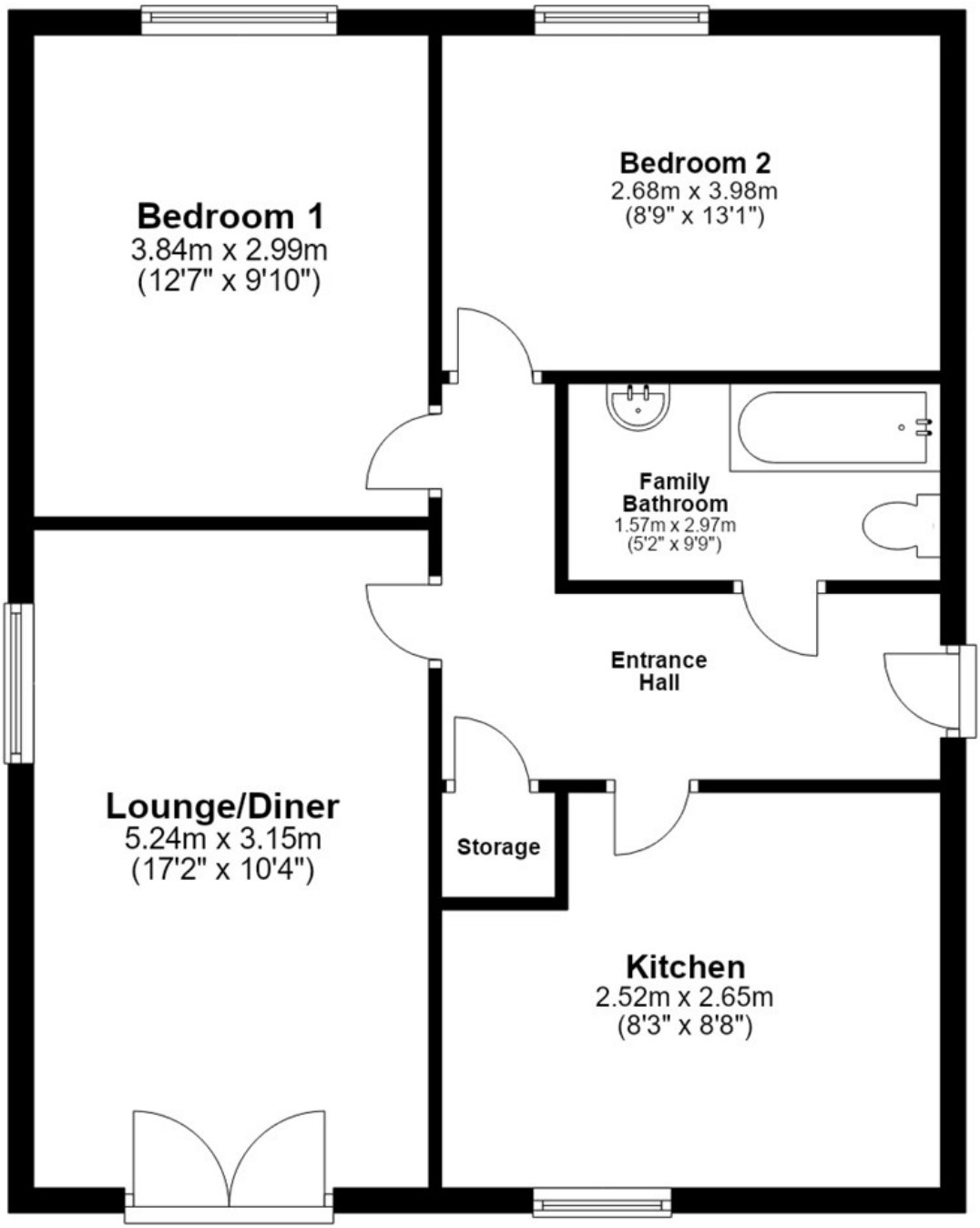






Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)

