



HUNTERS[®]
HERE TO GET *you* THERE

37 Riverside, Rawcliffe, Goole, DN14 8RN

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Asking Price £450,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this well presented five bedroom semi detached property situated within the popular village of Rawcliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a sitting room with log burning stove, family room, snug, study, downstairs shower room, open plan kitchen/dining room, kitchen and utility room to the ground floor. To the first floor are five bedrooms and a family bathroom. There is potential for the loft to be converted subject to planning permission. To the front of the property there are wooden gates to the right hand side leading to the graveled driveway with parking for several vehicles. To the rear of the property there is a garden laid to lawn with patio area, workshop/garden store, mature shrub border, open views and fencing around the perimeter. Viewing are highly recommended to appreciate this unique accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Rawcliffe is a small village, approximately four miles west of Goole and approximately ten miles from Selby. The village has a pub, local convenience store, church, local takeaways and primary school. The village has excellent commuter access with nearby motorway networks, M62/M18.

DIRECTIONS

From Selby town Centre head east towards the A1041. At the roundabout take the 2nd exit onto Bawtry Road and continue to follow the A1041 towards Goole. At the roundabout take the first left towards Drax A645, at the next roundabout take the third exit towards Goole. At the next roundabout take the second exit towards Rawcliffe. Continue into the village and turn right onto Chapel Lane then turn left onto Riverside where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

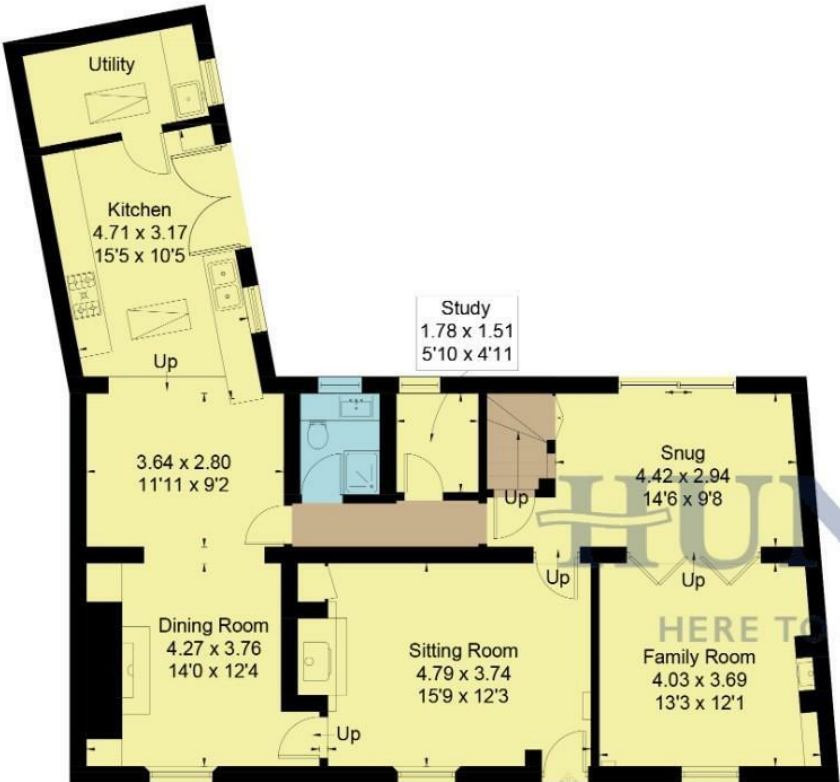
Council Tax Banding; TBC

EPC Rating : C

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Approximate Floor Area = 200.7 sq m / 2160 sq ft
Outbuilding = 14.4 sq m / 155 sq ft
Total = 215.1 sq m / 2315 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111577

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC











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