



6 Chapel Lane, Rawcliffe, Goole, DN14 8QN

£185,000

EPC: D

Dating back to circa 1740 and offered for sale with no upward chain, this charming two bedroom mid-terraced cottage is located in the highly sought-after village of Rawcliffe. Blending period character with modern quality fixtures and fittings, the property offers well-presented accommodation throughout along with a private rear garden. An early viewing is highly recommended to appreciate everything the property has to offer.

- Delightful mid terrace cottage
- Dating back to CIRCA 1740
- Located in the popular village of Rawcliffe
- Two bedrooms
- Modern fixtures and fittings
- Lounge with Inglenook fireplace
- Open plan kitchen/dining area
- Great starter home
- Garden to the rear
- Viewing is highly recommended

## DESCRIPTION

This delightful mid terrace cottage incorporates gas central heating and uPVC double glazing and offers two bedroom accommodation comprising;

## LOUNGE

18'6" x 15'9"

Composite entrance door. Inglenook fireplace housing a log burner with a timber mantle and stone hearth. Stair way leading to the first floor. Under stairs storage cupboard. Oak parquet style flooring. Beams to the ceiling. Vertical radiator. Glass sliding door leads into the kitchen.

## KITCHEN

11'0" x 11'11"

A modern range of fitted base and wall units having navy blue shaker style fronts with laminated worktops and tiled work surrounds. The units incorporate a 'Quartz' single drainer sink, and a four ring induction hob with a contemporary style cooker hood over. Integrated appliances include an oven, fridge freezer, and a washer/dryer. Matching centre island with further storage under and a breakfast bar. Two Velux windows. Polished concrete floor. Vertical radiator. Opens to the dining area.

## DINING AREA

8'11" x 9'4"

uPVC French doors lead into the rear garden. Polished concrete floor to match the kitchen. Vertical radiator.

## LANDING

6'4" x 5'2"

Over stairs storage cupboard housing the gas central heating boiler. Beams to the ceiling.

## BATHROOM

9'4" x 8'5" max.

Located on the half landing is the house bathroom which comprises a walk in shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Two Velux windows. Tiled floor. Chrome heated towel rail.

## BEDROOM ONE

17'5" x 8'2" max.

To the front elevation. Beams to the ceiling. Vertical radiator.

## BEDROOM TWO

12'11" x 7'2"

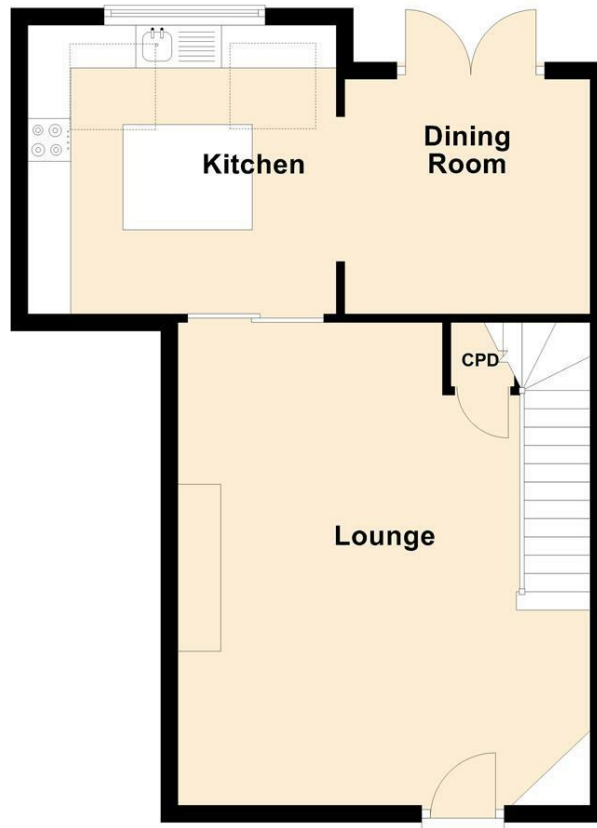
To the front elevation. Beams to the ceiling. Vertical radiator.

## OUTSIDE

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with established borders and an Indian stone paved seating area to the immediate rear of the property. Further down the garden there is a block paved seating area and a timber garden shed and timber workshop. Timber gates provides access to the neighbouring property along the rear of No6 and and both properties have access across No4 to allow bin access into Creyke Court.

## Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)

## First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)

