

29A, Station Road,
Rawcliffe, DN14 8QP
£450,000



ABOUT THE PROPERTY

Located in the popular village of Rawcliffe, this impressive detached house offers a perfect blend of space and comfort for modern family living. With four well-proportioned bedrooms, this property is ideal for those seeking a generous home that accommodates both relaxation and practicality.

As you enter you are greeted with the light filled entrance hall & vaulted ceilings leading to one of the main attractions that is the open plan living/dining/kitchen area. This great entertaining room is perfect for hosting gatherings with family and friends, providing a delightful space to create lasting memories.

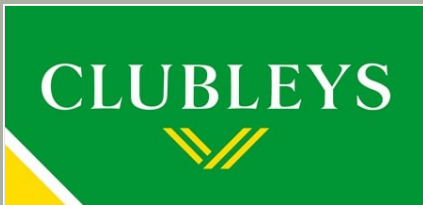
The exterior of the property boasts parking for four vehicles, a valuable feature in this desirable area. The home is not only practical but also exudes charm, making it an Instagram-worthy residence that is sure to impress.

Situated in a desirable location, this house is not only a comfortable family home but also a fantastic opportunity for those looking to settle in a friendly community. With its spacious interiors and practical amenities, this property is sure to attract interest from families and professionals alike. Do not miss the chance to make this delightful house your new home.

Tenure - Freehold
Council Tax Band - E
EPC - TBC







Tenure: Freehold
East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC double glazed entrance door, windows to the side, stairs leading to first floor, Karndean flooring, access to cloakroom & garage, access to W.C, radiator.

OPEN PLAN KITCHEN/LIVING AREA

7.040 x 4.407 x 4.918 (23'1" x 14'5" x 16'1")

Fitted with a modern range of wall, base & drawers with complimentary Quartz worktops, four ring induction hob, downdraft extractor, walk in pantry cupboard, ceramic sink with boiler tap, integrated wine cooler, integrated full size fridge & freezer, integrated double oven (steam oven & microwave combi oven), integrated dishwasher, UPVC double glazed window to the side, space for dining room table, UPVC double windows fitted with shutters, UPVC double glazed patio doors leading to rear garden.

Living Area - UPVC double glazed patio doors leading to rear garden, all fitted with shutters, radiator.

UTILITY

2.687 x 2.317 (8'9" x 7'7")

UPVC double glazed door to the side, fitted with base units with work surfaces over, white ceramic sink with mix tap, space/plumbing for washing machine, space for tumble dryer, Karndean flooring, radiator.

STUDY

2.950 x 3.200 (9'8" x 10'5")

UPVC double glazed window to the front, Karndean flooring, radiator. Currently used as a study, could also be used as a bedroom.

DOWNSTAIRS W/C

2.051 x 1.037 (6'8" x 3'4")

Sink set in vanity unit, low level W.C, heated towel rail.

CLOAKROOM

0.967 x 3.046 (3'2" x 9'11")

Perfect place to hide all coats & shoes etc.

LANDING

Vaulted ceiling with two Velux windows, radiator.

BEDROOM ONE

5.210 x 4.420 (17'1" x 14'6")

UPVC double glazed window to the side, Velux windows, space for wardrobes, radiator, access to en-suite & dressing room.

WALK IN WARDROBE

2.154 x 1.704 (7'0" x 5'7")

UPVC double glazed window to the rear, radiator.

ENSUITE

UPVC double glazed opaque window to the rear, sink set on vanity unit, low level W.C, heated towel rail, shower cubicle, tiled flooring, tiled walls.

BEDROOM TWO

4.930 x 3.400 (16'2" x 11'1")

UPVC double glazed window to the front, cupboard housing water tank & heat exchange panel, radiator.

BEDROOM THREE

4.900 x 3.200 (16'0" x 10'5")

UPVC double glazed window to the front, fitted wardrobes, radiator.

BEDROOM FOUR

3.100 x 3.400 (10'2" x 11'1")

UPVC double glazed window to the rear, radiator.

BATHROOM

Velux window facing the rear, panelled bath with shower over, sink set in vanity unit, heated towel rail, low level W.C, fully tiled, tiled flooring.

OUTSIDE

To the front of the property is the gravel driveway providing ample off road parking. Covered porch with steps leading to front entrance door. Access to EV charging point.

To the rear of the property is the private garden which is mainly gravelled with wooden perimeter fencing & mature trees & shrubs. Numerous wildflower meadows & paved patio area. Wooden shed & greenhouse for storage.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLAN

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES

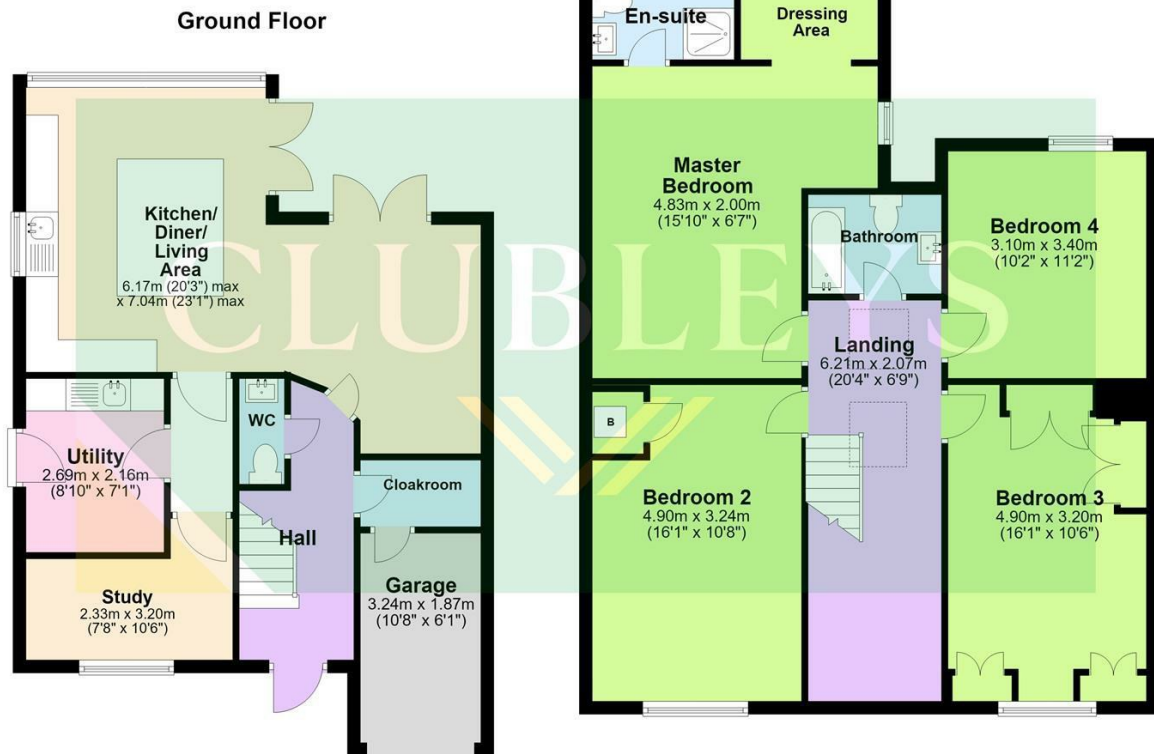
No appliances have been tested by the agent.

SERVICES

Mains water, drainage and electricity are connected to the property.



First Floor



Total area: approx. 143.7 sq. metres (1546.8 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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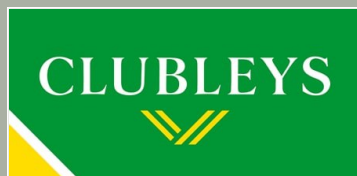
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeifield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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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	79	84
EU Directive 2002/91/EC		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.