



25 The Green  
Rawcliffe, DN14 8QE

**Asking Price Of £155,000**

# Property Features

- Quaint End Terrace Cottage
- Living Room & Kitchen
- 2 Bedrooms & Shower Room
- Gas CH & Cottage Garden
- Views towards Village Green

## Full Description

### THE PROPERTY

This consists of a quaint End Terrace Cottage enjoying views towards the Village Green, being situated in the centre of the popular Residential Village of Rawcliffe which is within 4 miles of Junction 36 of the M62 Motorway.

The well-presented accommodation which has the benefit of 2 Bedrooms, Gas Central Heating and a host of characterful features including beamed ceilings, exposed rustic brickwork and planked timber doors includes:

### GOUND FLOOR

#### ENTRANCE

UPVC front door leading to:

#### LIVING ROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Feature Rustic Brick Chimney breast with quarry tiled hearth. Beamed ceiling, radiator and wall lights.

#### KITCHEN 11' 6" x 7' 9" (3.51m x 2.36m)

Range of Shaker style units with Belfast Sink, Base Units with oak worktops and wall cupboards. Integrated fridge and freezer. Plumbing for auto washer. Beamed ceiling, radiator, spotlights, quarry tiled floor and door to rear.

#### LANDING

This is approached via the spindled staircase from the kitchen and opening from the Landing are:

#### FRONT BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Feature Rustic Brick Chimney breast with quarry tiled hearth. Radiator and painted pitch pine timber floor.



## REAR BEDROOM 7' 9" x 6' 6" (2.36m x 1.98m)

Radiator and pitch pine timber floor.

## SHOWER ROOM

White suite comprising shower cubicle vanity washbasin, and low flush WC. Heated towel rail, downlighters and part ceramic tiled walls.

## TO THE OUTSIDE

Cottage Garden to rear with brick path, and raised planters.

## SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.



## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

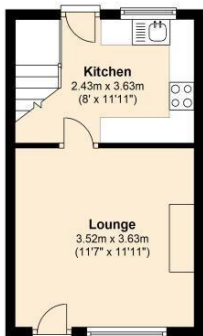
These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

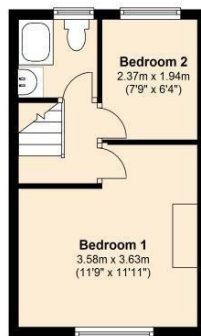
### Ground Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



### First Floor

Approx. 22.0 sq. metres (236.7 sq. feet)



Total area: approx. 42.8 sq. metres (460.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.