



**3 Boynton Court Station Road, Rawcliffe, Goole, DN14 8QP  
£225,000**

**EPC: D**

**\*\*NO UPWARD CHAIN\*\*** This three bedroom detached house is located in a small courtyard setting in a tucked away position in the highly regarded village of Rawcliffe. The property offers good size accommodation with an integral garage, and an enclosed block paved area to the side. A viewing is highly recommended to appreciate the accommodation and the quiet location on offer.

- \*\*NO UPWARD CHAIN\*\*
- Three bedroom detached house
- Quiet courtyard location
- Popular village
- Good size accommodation
- Fitted kitchen
- Utility room and ground floor WC
- Integral garage
- Enclosed block paved area to the side
- Viewing highly recommended

#### DESCRIPTION

This three bedroom detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

#### ENTRANCE HALL

6'5" x 17'10" max.

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### LOUNGE

13'7" x 17'10"

A timber fire surround with a decorative insert and tiled hearth. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### KITCHEN

9'8" x 10'11"

A traditional range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a white one and half bowl single drainer sink, a four ring gas hob with an oven under and a concealed cooker hood over. Integrated fridge. Tiled floor. Coving to the ceiling. One central heating radiator.

#### UTILITY ROOM

6'0" x 6'5"

A fitted single base and wall unit with a laminated worktop housing a stainless steel single drainer sink. Wall mounted gas central heating boiler. Tiled floor. One central heating radiator. uPVC side door.

#### W.C.

3'2" x 6'5"

A white suite comprising a wash hand basin and low flush WC. Tiled floor. One central heating radiator.

#### LANDING

16'8" x 4'7" max.

Laminate flooring.

#### BEDROOM ONE

11'10" x 12'5"

uPVC window to the front elevation and a Velux window to the rear. Stripped and varnished floorboards. One central heating radiator.

#### BEDROOM TWO

9'8" x 11'9"

uPVC window to the front elevation. Fitted bedroom furniture along one wall. Laminate flooring. One central heating radiator.

#### BEDROOM THREE

6'9" x 9'11"

Velux window to the rear elevation. Loft access. Laminate flooring. One central heating radiator.

#### BATHROOM

5'6" x 6'9"

A cream suite comprising a bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Tiled walls. One central heating radiator.

#### GARAGE

8'1" x 17'6"

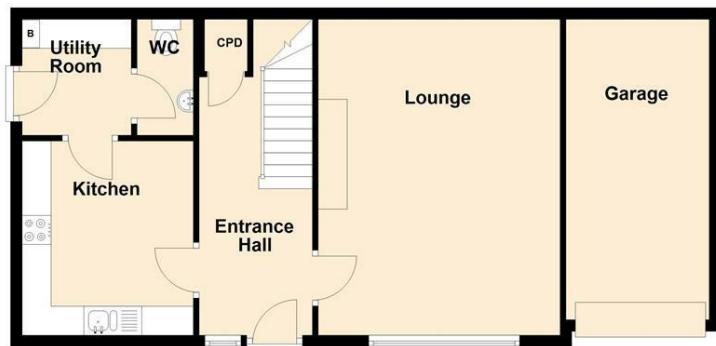
An integral brick built garage with a roller door to the front. Light and power.

#### OUTSIDE

Block paved area to the front of the property and an enclosed paved area to the side with double wrought iron gates.

### Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

### First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)







