

# Park Row

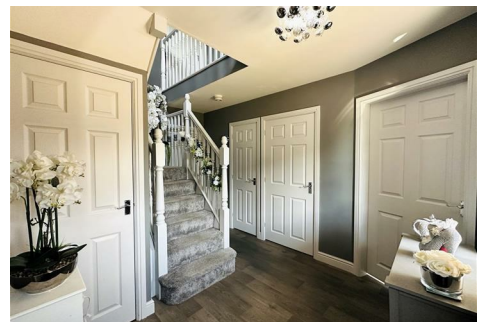


**Bridge Hill Close, Rawcliffe Bridge, Goole, DN14 8RY**

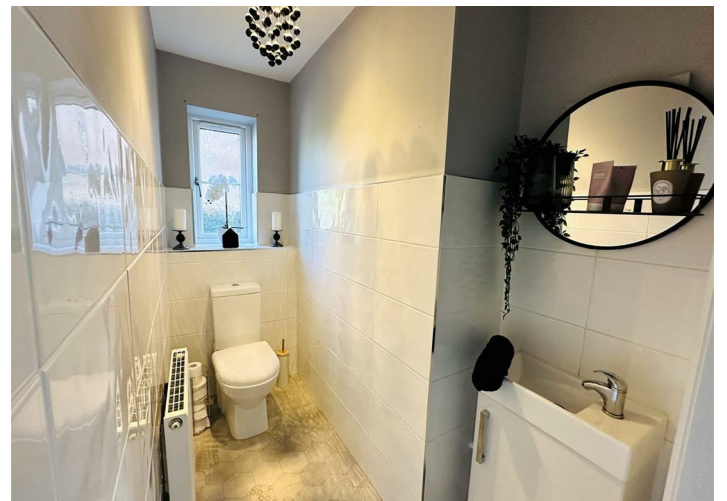
**Offers Over £350,000**



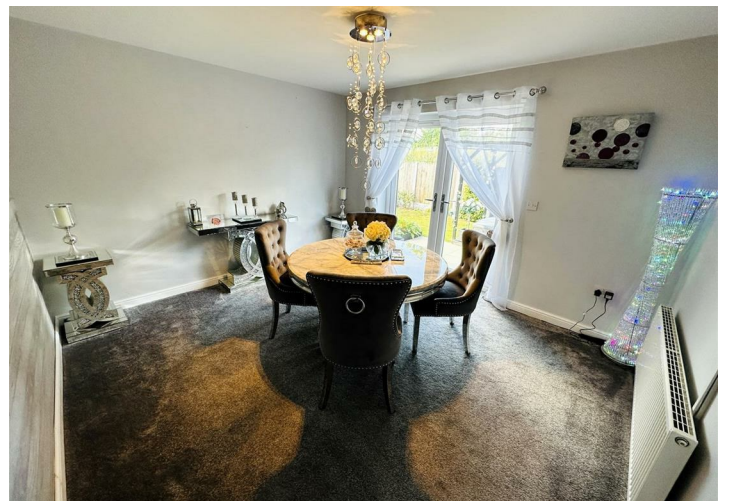
**\*\* VIEWS OVER THE CANAL \*\* DOUBLE GARAGE \*\* NO ONWARD CHAIN \*\*** Situated in the village of Rawcliffe Bridge, this detached property briefly comprises: Hall, Ground Floor w.c, Study, Breakfast Kitchen, Dining Room/Bedroom Four and Utility. To the First Floor are Four Bedrooms, En-Suite to one and further Shower Room. Externally, the property benefits from off-street parking for multiple vehicles and enclosed rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'







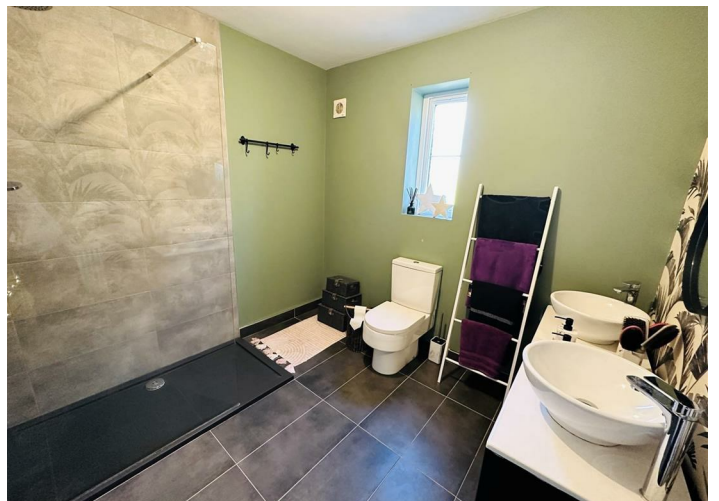
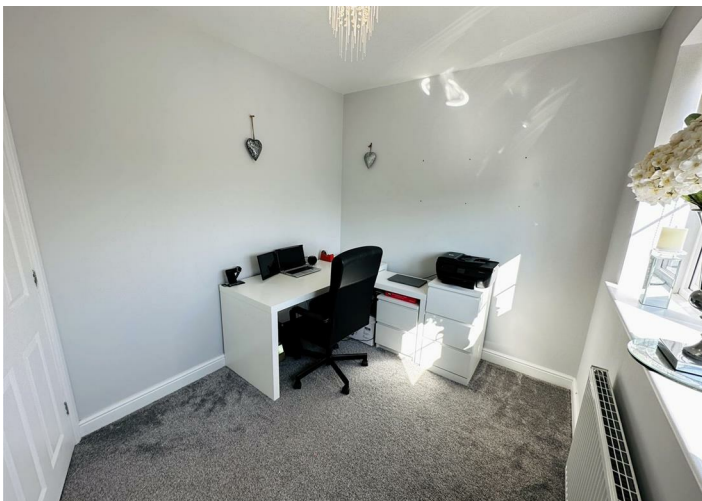
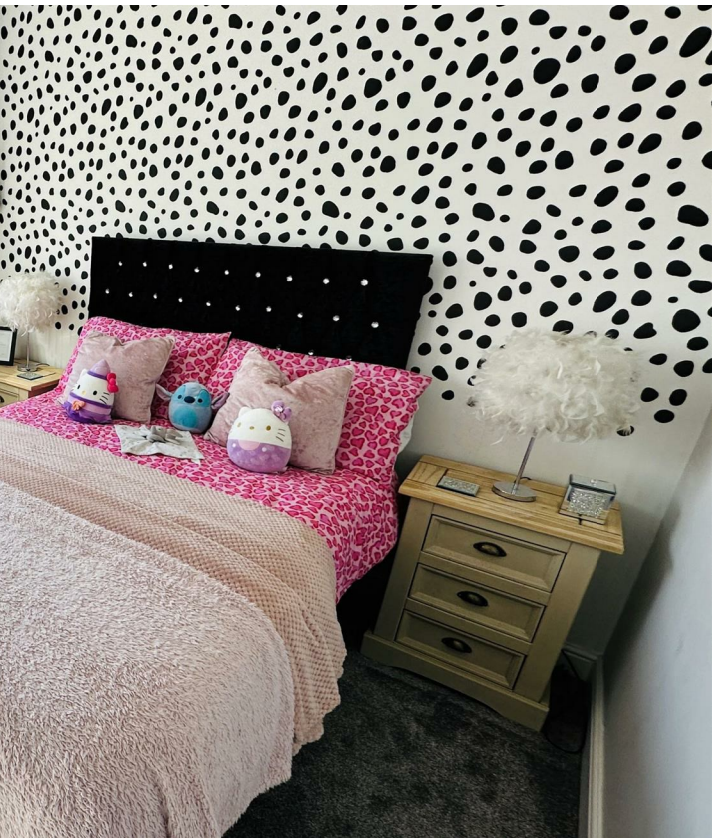






















## PROPERTY OVERVIEW

Situated in the sought-after village of Rawcliffe Bridge, this spacious five-bedroom detached family home offers a versatile and well-proportioned layout, ideal for a growing family or those seeking flexible living arrangements. The ground floor welcomes you with a generous entrance hallway leading to a bright and comfortable lounge, perfect for relaxing or entertaining guests. A well-appointed breakfast kitchen provides ample space for dining and family meals, with direct access to a useful utility room offering additional storage and laundry facilities. In addition, the property benefits from a separate reception room, which can serve as a second lounge or a fifth bedroom, depending on your needs. A dedicated study provides an ideal space for home working or quiet reading, while a conveniently located ground floor W.C. adds further practicality for everyday living. Upstairs, the first floor offers four generously sized bedrooms, with an en-suite to one, and a modern family shower room serving the remaining bedrooms. Externally, the property features a detached double garage and off-street parking for multiple vehicles. The front garden is mainly laid to lawn, providing an attractive approach to the home. To the rear, a fully enclosed garden offers a safe and private outdoor space, predominantly laid to lawn with a flagged patio area, ideal for dining, and a decorative stone section, creating a low-maintenance yet appealing garden setting.

## GROUND FLOOR ACCOMMODATION

### Hall

13'6" x 9'2" (4.12m x 2.80m)

### Ground Floor w.c.

7'10" x 4'2" (2.39m x 1.29m)

### Study

9'4" x 7'5" (2.85m x 2.28m)

### Lounge

16'7" x 12'8" (5.07m x 3.88m)

### Kitchen Breakfast Room

17'5" x 11'7" (5.31m x 3.54m)

### Utility

8'5" x 5'2" (2.57m x 1.59m)

### Dining Room / Bedroom Four

12'8" x 12'1" (3.88m x 3.69m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

20'7" x 11'1" (6.29m x 3.39m)

### Bedroom Two

14'2" x 9'9" (4.34m x 2.99m)

### En-Suite

6'10" x 6'2" (2.09m x 1.90m)

### Bedroom Three

9'6" x 9'4" (2.90m x 2.87m)

### Bedroom Five

9'4" x 7'10" (2.86m x 2.41m)

### Shower Room

8'7" x 8'0" (2.62m x 2.44m)

## EXTERIOR

### Front

Block paved off-street parking. Double garage. Laid-to-lawn front garden.

### Rear

Predominantly laid-to-lawn enclosed rear garden with flagged patio area. Further decorative stone area to the side of the property.

## DIRECTIONS

From our Goole office on Pasture Road, turn left onto Centenary Road before turning left onto Airmyn Road A614. At the roundabout, take the first exit staying on Rawcliffe Road A614. At the next roundabout, take the second exit to stay on A614. At the next roundabout, take the first exit and follow the road into Rawcliffe. Bear slight left onto The Green before continuing onto Station Road. Continue onto Bridge Lane and then take a right onto Bridge Hill Close. The property can be clearly identified by a Park Row 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

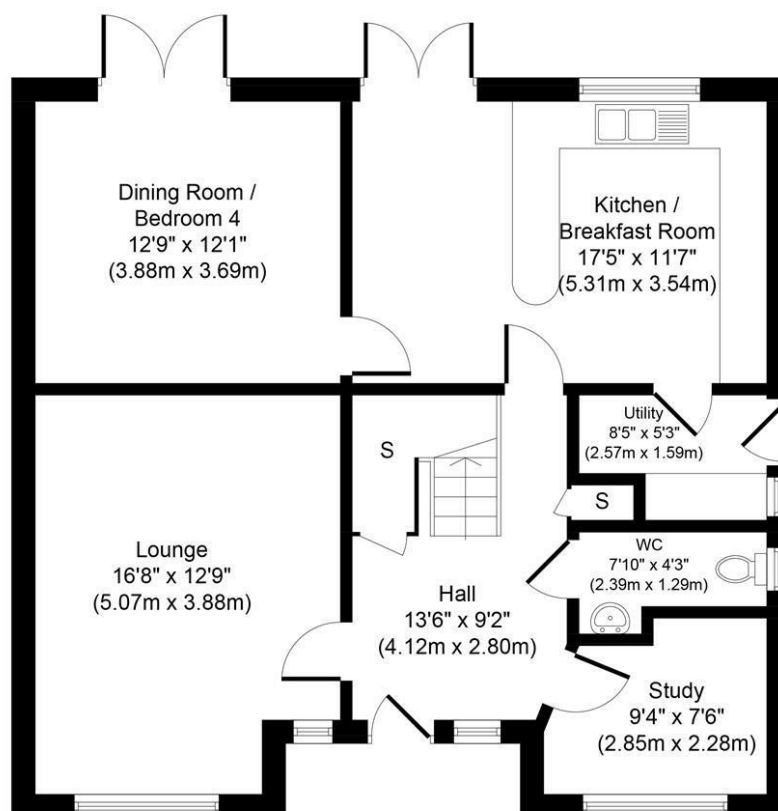
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



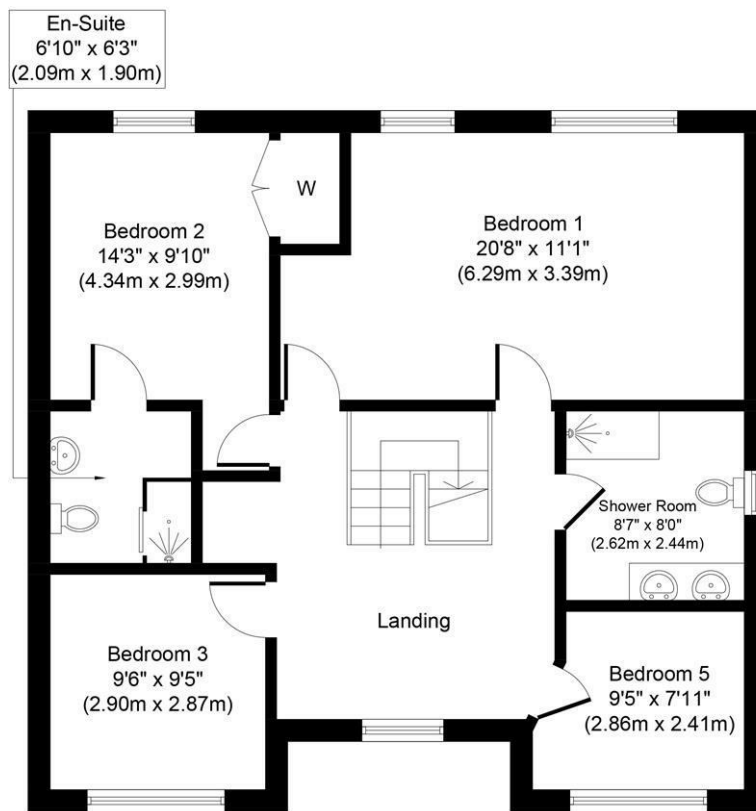


**Ground Floor**  
**Approximate Floor Area**  
**854 Sq. ft.**  
**(79.3 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**854 Sq. ft.**  
**(79.3 Sq. m.)**

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