

# linkagency



**56, Station Road, Rawcliffe, Goole, DN14 8QR**  
**£279,000**



- Of very solid construction
- New carpets and decor throughout
- No onward chain
- Village location within a short walk to the village green
- Ready for light improvement



# Description

Positioned on Station Road in the charming village of Rawcliffe, this delightful detached bungalow offers a perfect blend of comfort with further potential. Comprising 941 square feet, the property features two well-proportioned bedrooms and a spacious reception room.

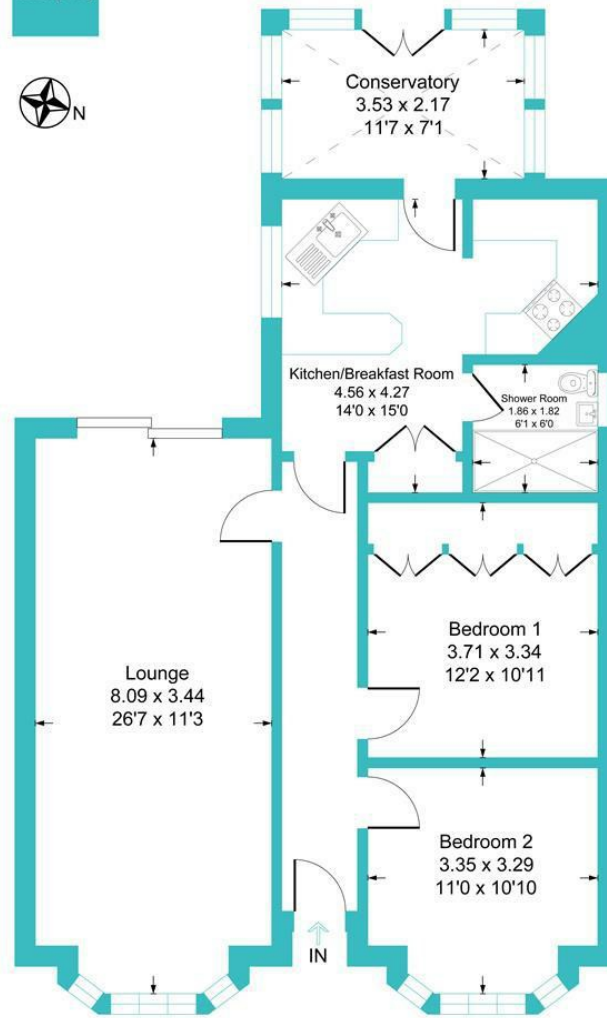
Recently decorated to a high standard, the interior exudes a fresh and inviting atmosphere, ready for you to move in and make it your own. While the bungalow is in good condition, there is an opportunity for modernisation in certain areas, allowing you to personalise the space to suit your tastes and lifestyle.

The exterior of the property has a large frontage, separated from the road by a sturdy brick wall and gates, providing both privacy and security. With ample parking available for up to four vehicles, convenience is assured for you and your guests.

The generous outside space is a standout feature, offering plenty of room for gardening, outdoor entertaining, or simply enjoying the fresh air. Set in a peaceful location that combines the best of village life with easy access to local amenities.

In summary, this post-war bungalow on Station Road presents a wonderful opportunity for those looking to invest in a property with character and potential. Don't miss your chance to view this charming home and envision the possibilities it holds.





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Viewing**

Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.