



31 Richmond Court  
Station Road, Rawcliffe, DN14 8JH

**Asking Price Of £120,000**

# Property Features

- First Floor Apartment in popular Modern Complex
- 16' Lounge & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Allocated Parking Space
- Edge of popular Village within 4 miles of M62



## Full Description

### DESCRIPTION

This consists of a First Floor Apartment being part of the Richmond Court complex which is situated on the edge of the popular residential village of Rawcliffe and within 4 miles of J36 of the M62. The good sized accommodation presently comprises:-

### GROUND FLOOR ENTRANCE HALLWAY

Security door with entry phone system and staircase to:



### FIRST FLOOR LANDING

Leading to:

### APARTMENT ENTRANCE HALL

Entrance door, radiator, entry phone and built in cupboard.

### LOUNGE 16' 6" x 10' 3" (5.03m x 3.12m)

Radiator and French doors with Juliet Balcony enjoying views over Farmland to front.



### KITCHEN 8' 6" x 8' 3" (2.59m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Part ceramic tiled walls and cupboard housing gas central heating boiler.

### REAR BEDROOM 13' 0" x 8' 9" (3.96m x 2.67m)

Radiator.

### REAR BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Radiator.



### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Radiator, part ceramic tiled walls and mirror fronted cabinet.

#### LOFT SPACE

This is approached via a retractable ladder from the Entrance Hall. The Loft is partly boarded out and has a light and power point.

#### TO THE OUTSIDE

Allocated PARKING SPACE to front.

Surrounding communal Gardens.

#### 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 B, which is payable to the East Riding of Yorkshire Council.

#### TENURE

The Tenure of the property is Leasehold and is held on a 999 year Lease which commenced in 2012. It is understood that there is no Ground Rent payable with the current Service Charge being £20 per month although this is shortly due to be reviewed.

#### 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 GRAPH

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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia,  
Goole,  
DN14 5BU

[www.townenddegg.co.uk](http://www.townenddegg.co.uk)  
[lettings@townenddegg.co.uk](mailto:lettings@townenddegg.co.uk)  
01405 762557

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.