

Park Row



Westfield Avenue, Rawcliffe, Goole, DN14 8RA

Offers Over £100,000



**** WEST-FACING REAR GARDEN ** NO CHAIN ** VIEWS OVER PARK AND FIELDS TO THE REAR **** Situated in the sought after and desirable village of Rawcliffe, this End-Terrace property briefly comprises: Hall, Lounge, Dining Room, and Kitchen. To the First Floor are three bedrooms and a Bathroom. Externally, the property benefits from gardens to the front and rear, with an outbuilding. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**







Property Summary

Bursting with potential, this End-Terrace property is perfect for anyone looking for a project. With partial double glazing and full central heating throughout.

Ground Floor Accommodation - Entrance

Hall

14'2" x 6'11" (max) (4.32m x 2.12m (max))

Lounge

11'5" x 11'0" (3.50m x 3.36m)

Dining Room

14'2" x 10'6" (4.32m x 3.21m)

Kitchen

7'9" x 6'11" (2.37m x 2.11m)

First Floor Accommodation - Landing

Bedroom One

14'1" x 10'6" (4.31m x 3.22m)

Bedroom Two

10'11" x 10'2" (3.35m x 3.11m)

Bedroom Three

10'10" x 6'11" (3.31m x 2.11m)

Bathroom

7'5" x 7'5" (2.27m x 2.27m)

Cupboard housing 'Worcester Bosch' central heating boiler.

Exterior - Front

Storm porch with pathway running along the front of the property and down the side. Laid to lawn garden section, being defined by hedging, timber fence, concrete posts and brick wall.

Rear

Further pathway with brick built outbuilding. Laid to lawn garden section with the boundaries defined by concrete posts.

Directions

Leaving Google along Rawcliffe Road, take the first exit at the roundabout and stay on Rawcliffe Rd/A614 and then turn left onto The Green. Continue straight on Station Road and then turn right onto Ridding Lane, and then turn left onto Westfield Avenue. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding Of Yorkshire

Tax Banding: A

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre Ultrafast (FTTP)

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 AND 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:


SELBY - 01757 241124

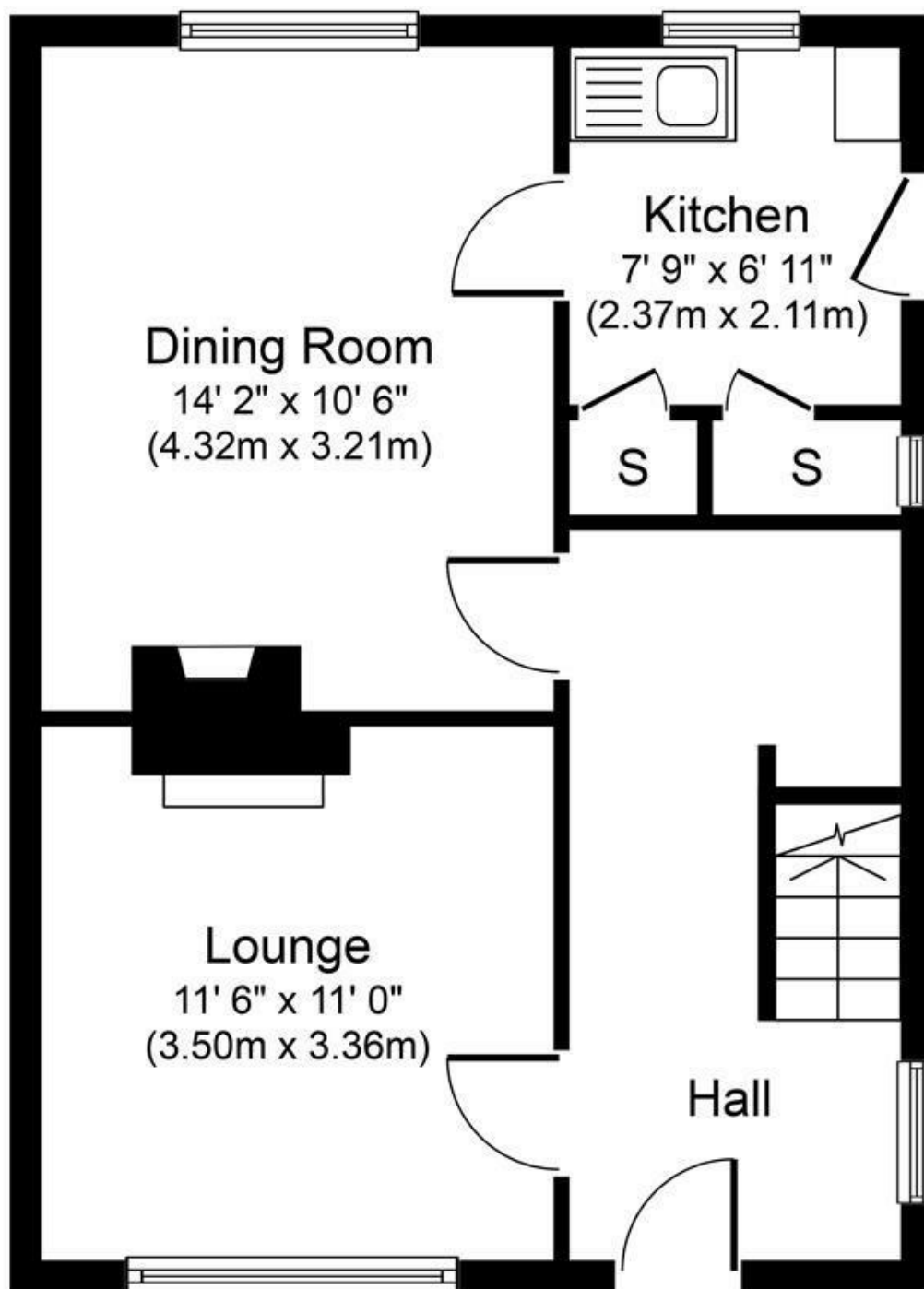
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

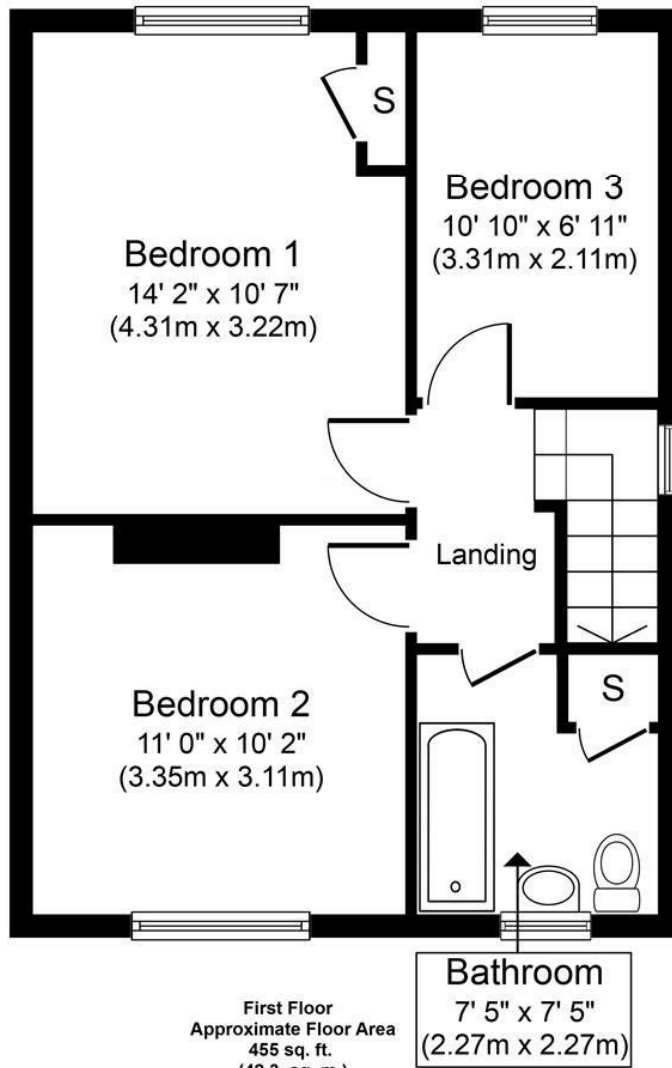




Ground Floor
Approximate Floor Area
455 sq. ft.
(42.3 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	87	92-100 A	-
81-91 B			
69-80 C			
55-68 D			
49-54 E			
39-48 F			
21-38 G			
Not energy efficient - higher running costs	27	Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC