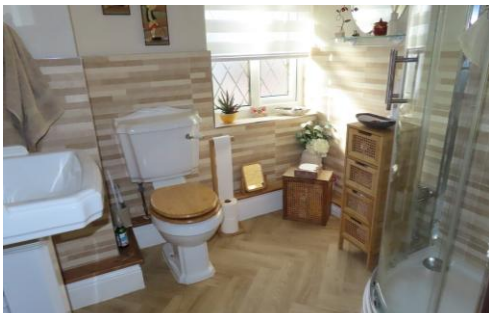
Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









“Peat Cutters Cottage”,

31 Station Road, Rawcliffe, DN14 8QP

Asking Price Of £220,000

Property Features

- Charming Semi-Detached Cottage
- Living Room, Sitting Room & Kitchen
- 2 Bedrooms & Shower Room
- Central Heating, UPVC DG & good sized Gardens
- Popular Village within 4 miles of J36 of M62



Full Description



THE PROPERTY

This consists of a charming Semi-Detached Cottage enjoying open views to front, being located on the edge of the popular residential Village of Rawcliffe which is situated around a picturesque Village Green, and within 4 miles of Junction 36 of the M62 Motorway.

The spacious characterful accommodation which has 2 Reception Rooms, Kitchen with recently installed units, 2 Bedrooms, and large side garden, presently comprises:

GROUND FLOOR



SIDE ENTRANCE PORCH

Leading to:

LIVING ROOM 16' 3" x 12' 6" (4.95m x 3.81m)

Fireplace recess housing multi-fuel cast iron Stove with back boiler on tiled hearth. Beamed ceiling and stairs to the first floor.

SITTING ROOM 12' 6" x 12' 0" (3.81m x 3.66m)

Oak Adam style fire surround with cast iron and tiled inset. Radiator, beamed ceiling and door to front.



KITCHEN 12' 9" x 11' 9" (3.89m x 3.58m)

Range of recently installed units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, vaulted beamed ceiling, part ceramic tiled walls and PANTRY.

FIRST FLOOR

LANDING
This is approached via the staircase from the Living Room and opening from the Landing are:

FRONT BEDROOM 12' 6" x 12' 0" (3.81m x 3.66m)
Built in wardrobes, radiator and beam to ceiling.

REAR BEDROOM 12' 6" x 8' 6" (3.81m x 2.59m)
Built in wardrobes, radiator and airing cupboard housing cylinder.

SHOWER ROOM
White Victorian style suite comprising shower cubicle, pedestal washbasin and low flush WC. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE
Off Street PARKING SPACE to front with gated driveway approach from the lane at the front.

The property has the benefit of good sized gardens to front, side and rear together with a block paved patio area and various Timber Sheds and Stores at the rear.

SERVICES
It is understood that mains drainage, mains water, and electricity are laid to the property. There is solid fuel 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.

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 GRAPHS

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.

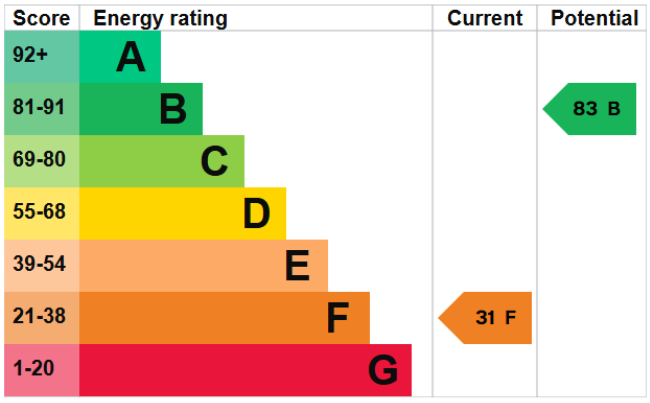
FLOOR PLANS

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.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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