



9 Riverside, Rawcliffe, Goole, DN14 8RL

£140,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** Providing views over the River Aire is this delightful two bedroom mid terrace house located in the popular village of Rawcliffe. The property would make a fantastic starter home or buy to let investment with two reception rooms, extended kitchen, two bedrooms, bathroom and an enclosed rear garden with the potential for off street parking. Viewing is highly recommended to appreciate the location and property on offer.

- Mature two bedroom mid terrace house
- Ideal starter home or buy to let investment
- Views over the River Aire
- Lounge and living room/dining room
- Extended kitchen
- Bathroom with four piece suite
- Popular village location
- Enclosed rear garden
- Viewing highly recommended
- NO UPWARD CHAIN

#### DESCRIPTION

This mature mid terrace house incorporates gas central heating and uPVC double glazing and offers two bedroom accommodation comprising;

#### FRONT LOUNGE

11'9" x 9'9"

uPVC entrance door. An open fire grate with a brick fire surround. Stair way leading to the first floor. Carpeted. Coving to the ceiling. One central heating radiator.

#### LIVING ROOM

10'9" x 11'10"

A brick fire surround housing an electric fire. Under stairs storage space. Laminate floor. Coving to the ceiling. One central heating radiator.

#### KITCHEN/DINING AREA

11'9" x 12'0" max.

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring gas hob with an electric oven under and a cooker hood over. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. One central heating radiator. uPVC door leads into the rear garden.

#### LANDING

2'10" x 14'4"

Loft access with a pull down loft ladder. The loft room has a Velux window and is fully carpeted with light and power. Storage cupboard. Coving to the ceiling. One central heating radiator.

#### BEDROOM ONE

11'11" x 9'4"

To the front elevation. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

11'3" x 8'8"

To the rear elevation. Storage cupboard. Coving to the ceiling. One central heating radiator.

#### BATHROOM

11'10" x 6'4"

A white four piece suite comprising a shower cubicle with a mains fed shower, a bath, wash hand basin and a low flush WC with a tiled surround. Cupboard housing the gas central heating boiler. One central heating radiator.

#### OUTSIDE

To the rear of the property there is a fully enclosed garden laid to lawn. A timber gate leads to a paved area. There is potential for off street parking.

## Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 71.0 sq. metres (764.7 sq. feet)

## First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)







