



7 Riverside, Rawcliffe, Goole, DN14 8RL

£140,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** Providing views over the River Aire is this delightful two bedroom end 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, fitted 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 end terrace house
- Ideal starter home or buy to let investment
- Views over the River Aire
- Two reception rooms
- Fitted kitchen
- Bathroom with four piece suite
- Popular village location
- Enclosed rear garden
- Viewing highly recommended
- NO UPWARD CHAIN

#### DESCRIPTION

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

#### LIVING ROOM/DINING ROOM

10'2" x 11'9"

uPVC entrance door. Cast iron fire surround. Timber effect laminate floor. Coving to the ceiling. One central heating radiator.

#### LOUNGE

15'4" x 11'10"

A timber fire surround with a marble style inset and hearth housing an electric fire. Stair way leading to the first floor. One central heating radiator.

#### KITCHEN

12'3" x 6'6"

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

#### LANDING

2'11" x 15'5"

Loft access. Carpeted.

#### BEDROOM ONE

9'9" x 11'10"

To the front elevation. Over stairs storage cupboard. Carpeted. One central heating radiator.

#### BEDROOM TWO

8'2" x 13'2"

To the rear elevation. Carpeted. One central heating radiator.

#### BATHROOM

11'8" x 6'0"

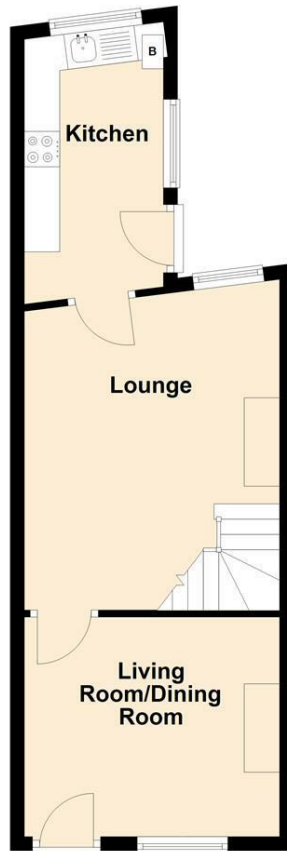
A four piece white suite comprising a bath, shower cubicle with a mains shower, wash hand basin and a low flush WC. One central heating radiator.

#### OUTSIDE

To the rear of the property there is a fully enclosed garden which has a paved seating area, and a paved pathway which leads to the timber garden shed with lawn to either side of the pathway. Potential to create off street parking if required. A gate provides pedestrian access along the side of the property to the front for bin access.

## Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)

## First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)











