

# Park Row



**Mill Lane, Rawcliffe, Goole, DN14 8ND**

**Offers Over £240,000**



**\*\*NO ONWARD CHAIN\*\*GARAGE\*\*** This semi detached home briefly comprises: Lobby, Lounge/ Diner, Rear Hall, Kitchen. To the First Floor: Four double Bedrooms, and Bathroom. Externally the property benefits from off street parking and garage while the rear has a garden with an outbuilding. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY OVERVIEW

Offering fantastic potential for those looking to create their dream home, this spacious property presents an exciting renovation opportunity in the sought-after village of Rawcliffe.

The accommodation briefly comprises a generous open-plan lounge and dining area, providing an excellent space for family living and entertaining, with direct access to the rear garden. To the rear of the property is an additional office space, which also benefits from access to the garage, offering flexibility for a variety of uses. The property further boasts four well-proportioned double bedrooms, making it ideally suited to family living.

The family bathroom is fitted with both a bath and a separate shower enclosure, alongside a bidet for added convenience.

Externally, the property benefits from lawned gardens to both the front and rear. The rear garden offers a good degree of privacy and includes a useful outbuilding, ideal for storage or workshop use.

Situated in the popular village of Rawcliffe, residents enjoy a welcoming community atmosphere with a range of local amenities, including shops, a primary school, public houses, and recreational facilities. The village is well positioned for commuting, offering convenient access to Goole, Selby, and the wider motorway network via the M62, making it an excellent choice for those seeking a semi-rural lifestyle with excellent connectivity.

## GROUND FLOOR ACCOMMODATION

### Lobby

2'3" x 2'11" (0.69m x 0.89m)

### Lounge/ Diner

25'4" x 12'10" (7.73m x 3.93m )

### Rear Hall

7'0" x 3'7" (2.14m x 1.11m )

### Kitchen

16'5" x 9'7" (5.02m x 2.94m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'9" x 9'10" (4.20m x 3.02m)

### Bedroom Two

13'8" x 9'11" (4.18m x 3.03m )

### Bedroom Three

11'4" x 10'0" (3.47m x 3.07m )

### Bedroom Four

11'3" x 9'9" (3.44m x 2.99m)

### Bathroom

13'7" x 10'0" (4.15m x 3.05m )

## EXTERIOR

### Front

Driveway for ample parking leading to the garage with lawn laid to front and side.

### Rear

Lawn laid to rear with an outbuilding.

### Garage

16'11" x 9'11" (5.18m x 3.03m )

### Office

9'10" x 8'0" (3.01m x 2.44m )

## DIRECTIONS

From our Goole branch, head north on Pasture Road to the mini roundabout and take the 1st exit onto Centenary Road. Turn left onto Airmyn Road and at the first roundabout, take the 3rd exit onto Rawcliffe Road. At the next roundabout take the first exit to continue on Rawcliffe Road and at the mini roundabout take the 2nd exit to stay on Rawcliffe Road. At the next roundabout, take the 1st exit to stay on Rawcliffe Road. Continue then turn left onto The Green then continue to Station Road. Continue on Station Road and turn right onto Mill Lane. The property will be clearly identified with our Park Row 'For Sale' board.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding County Council

Tax Banding: B

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

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast  
Mobile: 5G

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.

## 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 Practices) 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:

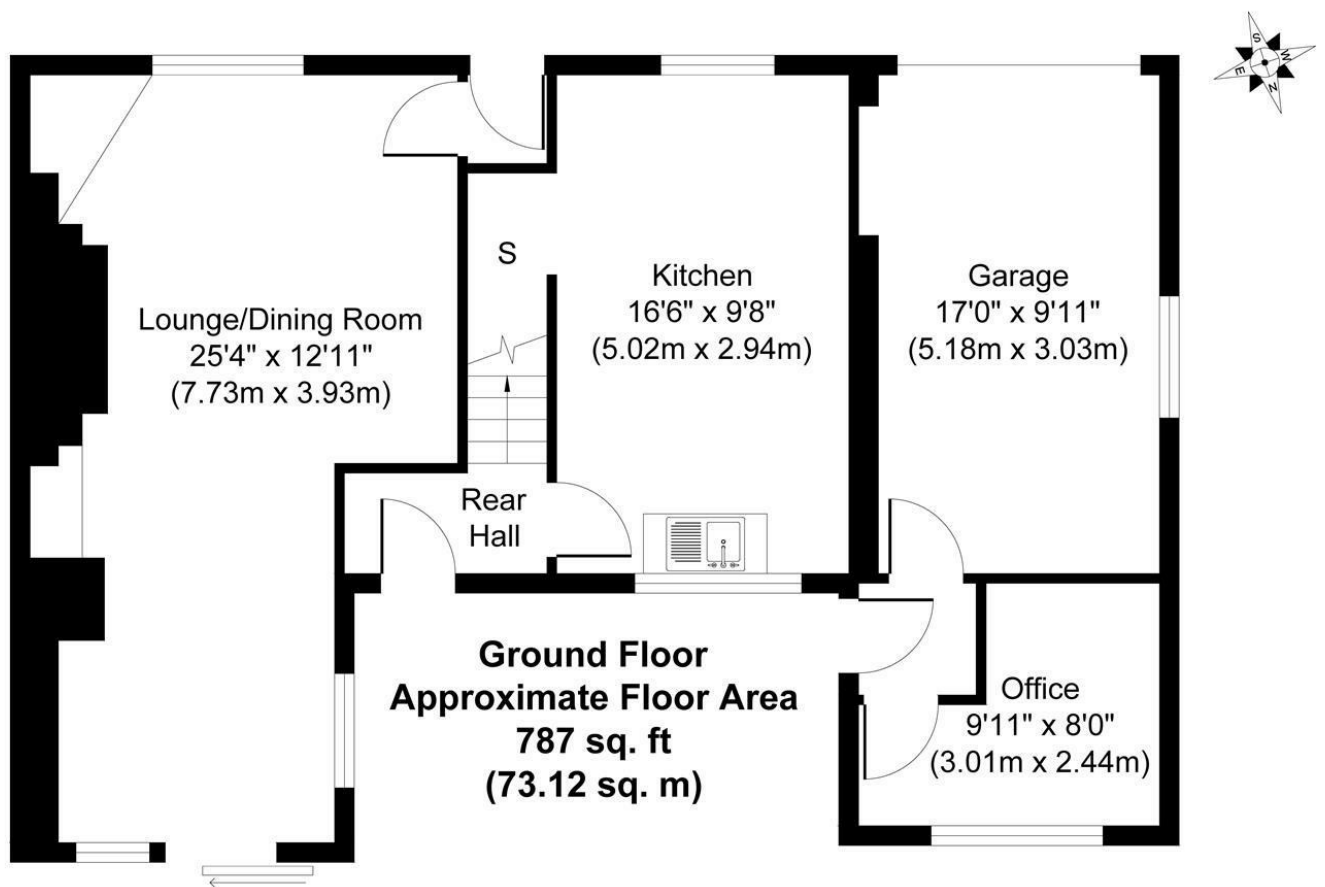
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

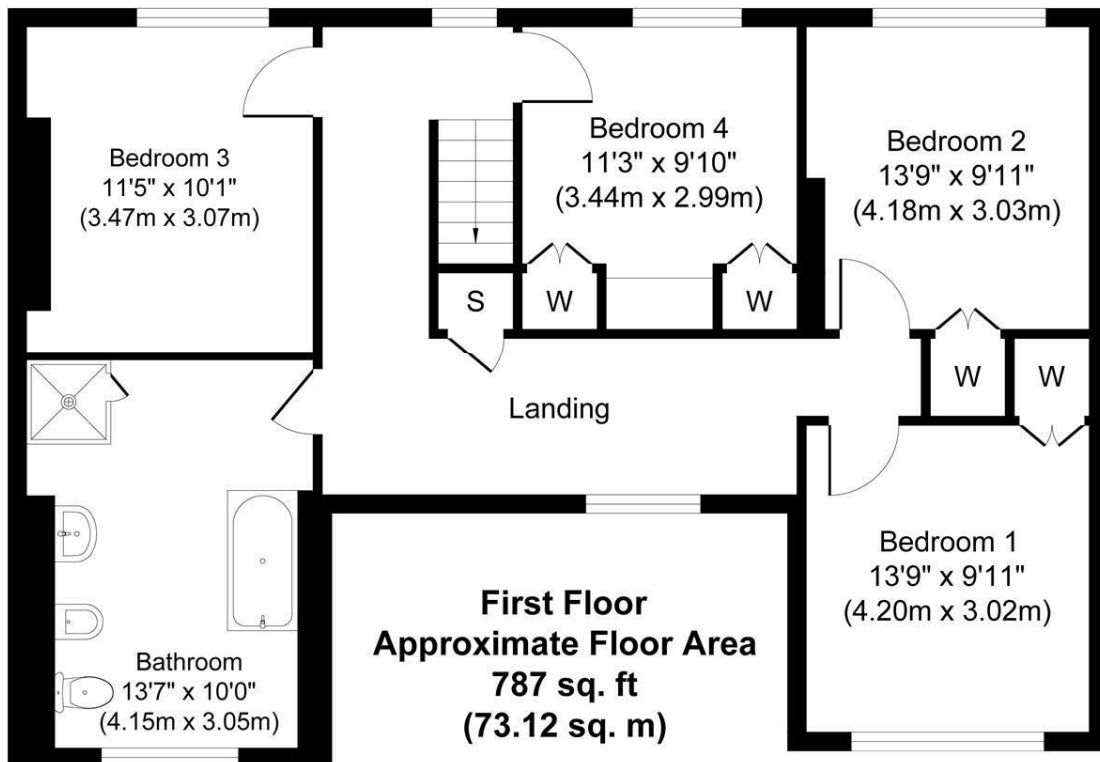
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		10-15 <b>A</b>	
81-91 <b>B</b>		16-20 <b>B</b>	
69-80 <b>C</b>		21-25 <b>C</b>	
55-68 <b>D</b>		26-30 <b>D</b>	
49-54 <b>E</b>		31-35 <b>E</b>	
41-48 <b>F</b>		36-40 <b>F</b>	
35-40 <b>G</b>		41-45 <b>G</b>	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC