

Park Row



Rosehill Terrace, Rawcliffe Bridge, Goole, DN14 8PH

Offers Over £120,000



****MID TERRACE **THREE BEDROOMS**** Situated in the village of Rawcliffe Bridge this mid terrace property briefly comprises: lounge, dining room, kitchen and bathroom. To the first floor are two bedrooms and to the second floor is a further attic bedroom. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**















PROPERTY OVERVIEW

This well-presented three-bedroom mid-terrace property is ideal for first-time buyers, growing families, or investors alike.

Upon entering the home, you are welcomed by a spacious front lounge, perfect for relaxing or entertaining. This leads through to a separate dining room, offering a dedicated space for family meals or social gatherings. To the rear of the ground floor, the property boasts a modern fitted kitchen featuring contemporary units and finishes, as well as a stylish shower room, both recently upgraded to a high standard.

Upstairs, the first floor accommodates two generously sized bedrooms, with the third bedroom located on the second floor, providing flexibility as a guest room, home office, or additional living space.

Lounge

12'11" x 11'10" (3.95m x 3.63m)

Dining Room

12'11" x 11'10" (3.95m x 3.63m)

Kitchen

13'4" x 7'10" (4.08m x 2.41m)

Shower Room

7'3" x 6'2" (2.22m x 1.90m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'10" x 11'11" (3.93m x 3.64m)

Bedroom Two

12'11" x 9'8" (3.94m x 2.96m)

SECOND FLOOR ACCOMMODATION

Bedroom Three

14'0" x 13'3" (4.29m x 4.06m)

EXTERIOR

Front

Front forecourt flagged area with path leading to front entrance.

Rear

The rear garden offers a flagged patio area, ideal for outdoor dining or relaxation, along with a lawned section and a pathway leading to a wooden rear access gate, perfect for added convenience.

DIRECTIONS

From our Goole office on Pasture Road, turn left onto Centenary Road before turning left onto Airmyn Road A614. At the roundabout, take the first exit staying on Rawcliffe

Road A614. At the next roundabout, take the second exit to stay on A614. At the next roundabout, take the first exit and follow the road into Rawcliffe. Bear slight left onto The Green before continuing onto Station Road. Continue onto Bridge Lane where the property can be clearly identified by our Park Row Properties '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.

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.

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.

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



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

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast


Mobile:

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.

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.

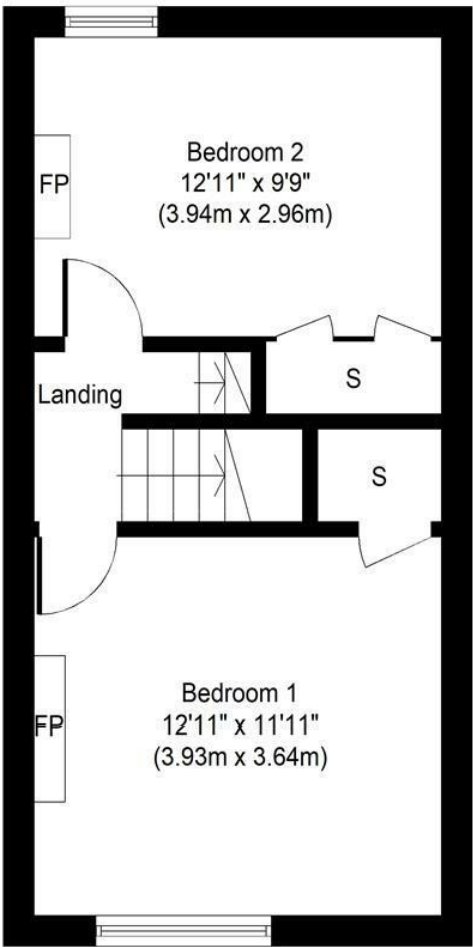




Ground Floor
Approximate Floor Area
521 sq. ft
(48.41 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
361 Sq. ft.
(33.6 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. 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.

Copyright V360 Ltd 2020 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

