



HUNTERS[®]
HERE TO GET *you* THERE

4 Westfield Road, Rawcliffe, DN14 8RB

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Asking Price £180,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three bedroom mid terrace home situated within the popular village of Rawcliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, kitchen to the ground floor. To the first floor are three double bedrooms and a family bathroom. To the front of the property there is a garden laid to lawn with shrub borders and fencing around the perimeter. To the rear of the property there is a further garden laid to lawn with patio area, shed, store and fencing around the perimeter. Viewing are highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Rawcliffe is a small village, approximately four miles west of Goole and approximately ten miles from Selby. The village has a pub, local convenience store, church, local takeaways and primary school. The village has excellent commuter access with nearby motorway networks, M62/M18.

DIRECTIONS

From Selby town Centre head east towards the A1041. At the roundabout take the 2nd exit onto Bawtry Road and continue to follow the A1041 towards Goole. At the roundabout take the first left towards Drax A645, at the next roundabout take the third exit towards Goole. At the next roundabout take the second exit towards Rawcliffe. Continue into the village and then continue onto Station Road. Take a right turn onto Ridding Lane then take a final turn left onto Westfield Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; A
EPC Rating : D

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Westfield Road, Rawcliffe, Goole, DN14

Approximate Area = 858 sq ft / 79.7 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 1006 sq ft / 93.4 sq m

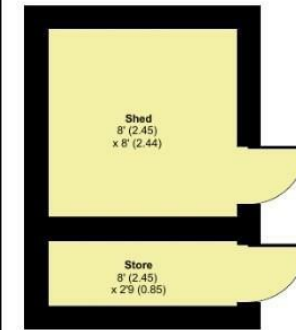
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 41.4 SQ M
(446 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 38.2 SQ M
(412 SQ FT)



OUTBUILDING 1 / 2
APPROX FLOOR
AREA 7.9 SQ M
(86 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1452951. © nctechcom 2026.

