



The Villa, 98 High Street, Rawcliffe, DN14 8QL

HUNTERS[®]
EXCLUSIVE

The Villa, 98 High Street, Rawcliffe, DN14 8QL

Offers In The Region Of £800,000

DESCRIPTION

Hunters (Selby) Exclusive are delighted to offer for sale this beautifully presented five/six -bedroom detached property, situated within the highly regarded village of Rawcliffe. Offering versatile and well-appointed accommodation, the property combines a range of comfortable living spaces with excellent family accommodation. The ground floor comprises an entrance hall, family room, sitting room, dining room, kitchen/breakfast room, pantry, useful boot room and separate W.C. To the first floor are five well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite, together with a shower room and family bathroom. Externally, the property is approached via a pathway with established planted borders, with gardens laid to lawn providing an attractive setting to the front and surrounding the property. To the rear is a paved patio area, ideal for outdoor seating and entertaining, together with a useful garden shed. A driveway provides ample off-road parking and leads to a double garage, with fencing providing privacy and defining the boundaries. This impressive home offers a rare combination of versatile accommodation, attractive gardens and excellent outdoor space within this sought-after village location. Viewing is highly recommended to fully appreciate the quality and character of this individual property. Call Hunters Selby, seven days a week, to arrange your 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 through the village past the village green and the property is situated on your right hand side, identified by our Hunters Exclusive For Sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating: TBC

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Total floor area: 354.8 sq.m. (3,819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

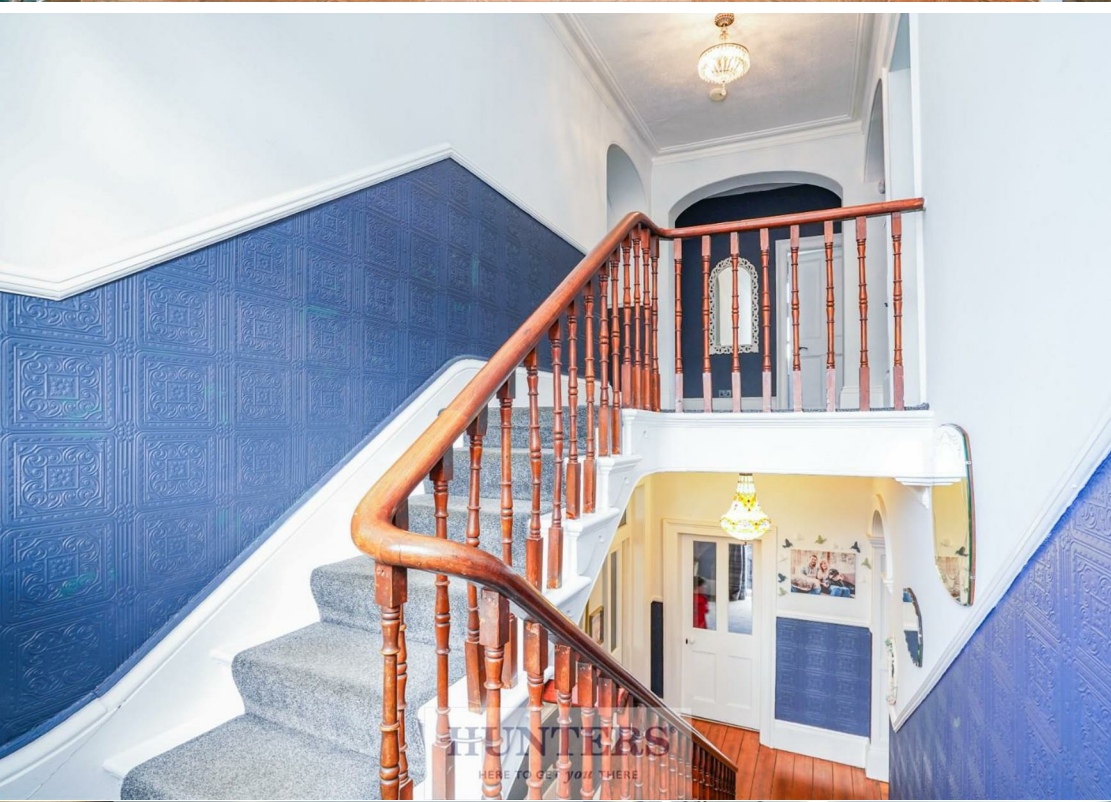
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HERE TO GET *you* THERE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	63
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	32	51
EU Directive 2002/91/EC		
England & Wales		















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