



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 Portland Street, Rawcliffe Bridge, Goole, DN14 8NN

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Offers Over £120,000

**DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this beautifully well presented two bedroom mid terrace home situated within the popular village of Rawcliffe Bridge. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge/dining room, kitchen and utility room to the ground floor. To the first floor are two double bedrooms and a family bathroom. Outside the property there is a generous sized garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

**LOCATION**

Rawcliffe Bridge 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.

**DIRECTION**

From Selby town Centre head east towards the A1041. At the roundabout take the second 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 and turn left onto The Green, continue onto Station Road and onto Bridge Lane turn left onto Portland Street 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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



Total floor area: 70.3 sq.m. (757 sq.ft.)

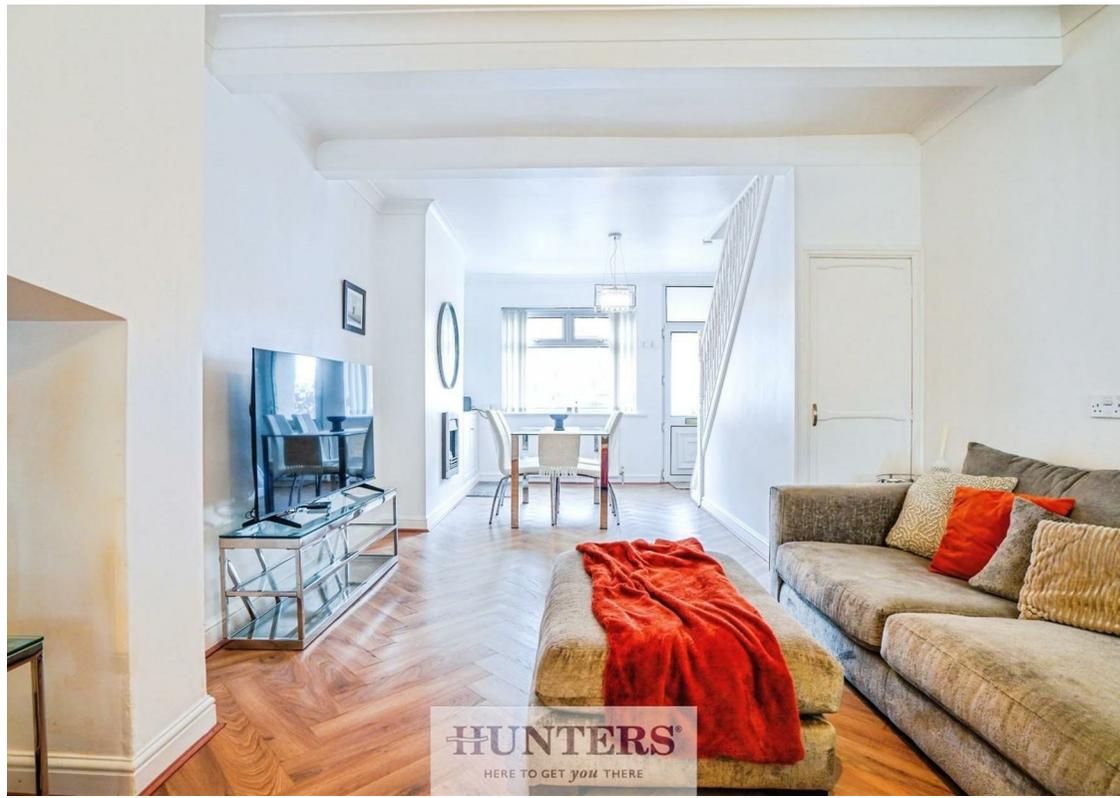
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

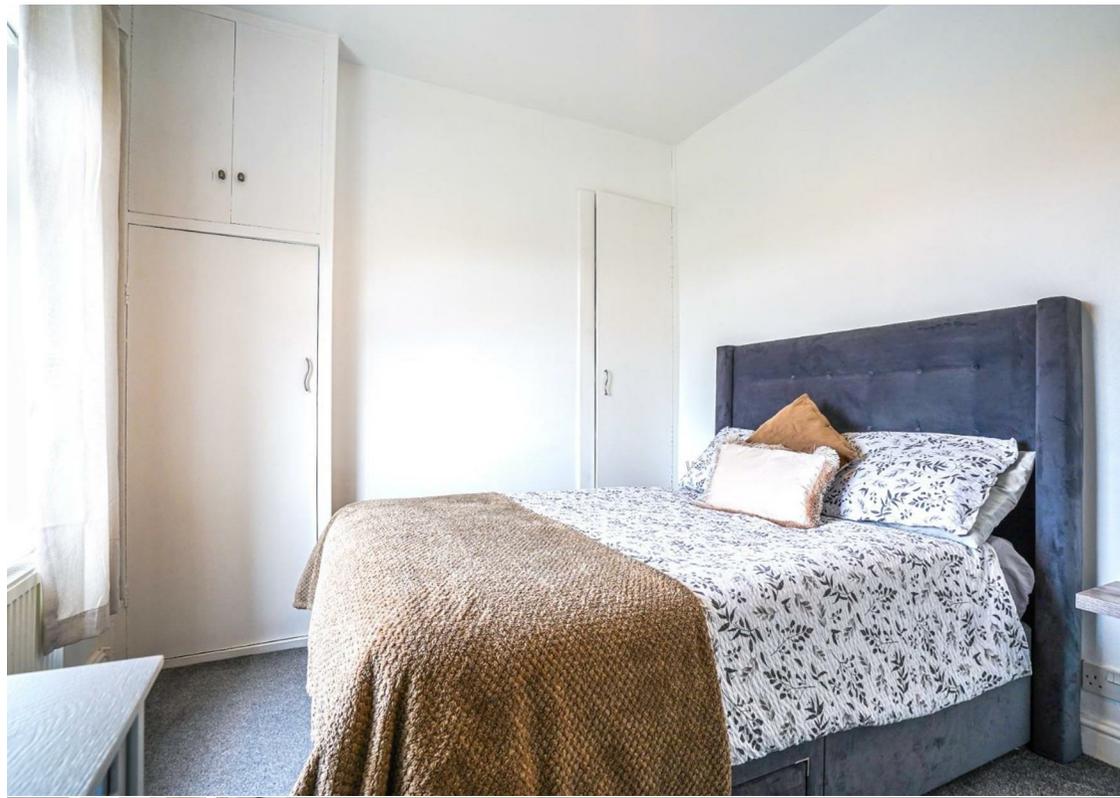


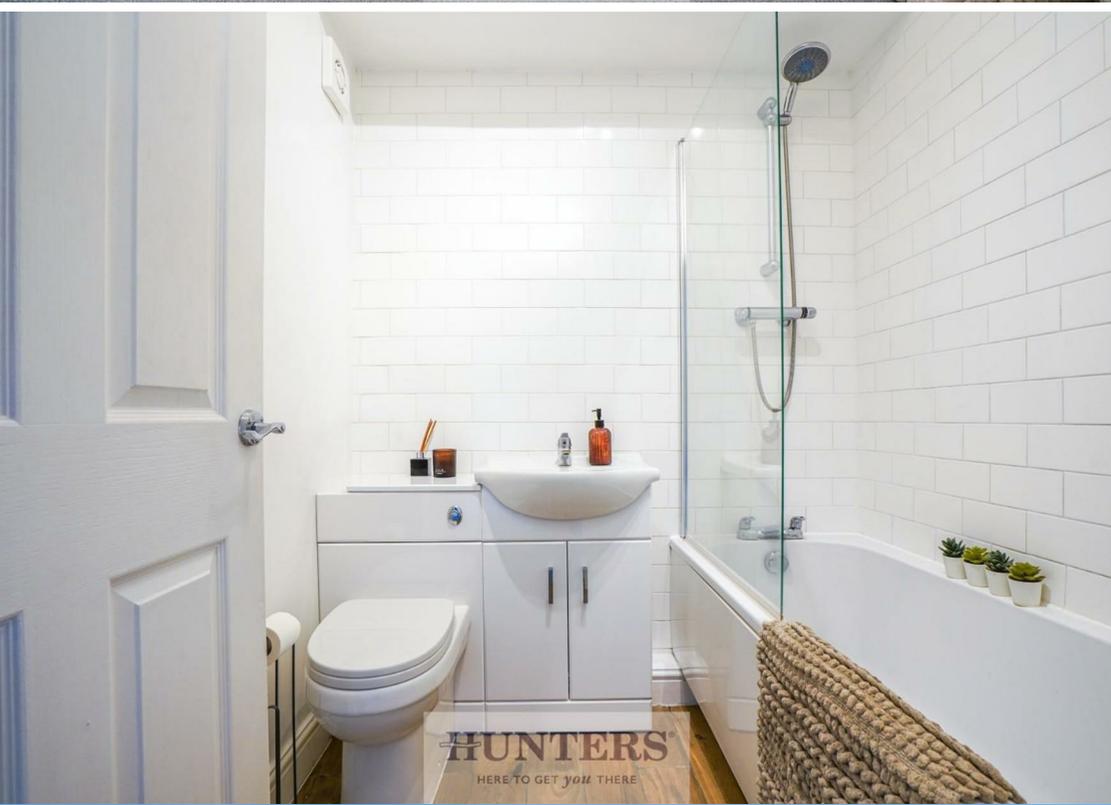
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	











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