

# HUNTERS<sup>®</sup>

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## The Green

Rawcliffe, Goole, DN14 8QF

Asking Price £220,000



Council Tax: A



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## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully well presented two bedroom mid terrace characterful cottage situated within the popular village of Rawcliffe. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a lounge, 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 garden laid to lawn with graveled patio area, outbuilding 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 turn left onto The Green and the property can be identified.

## Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A  
EPC Rating : C



### Road Map



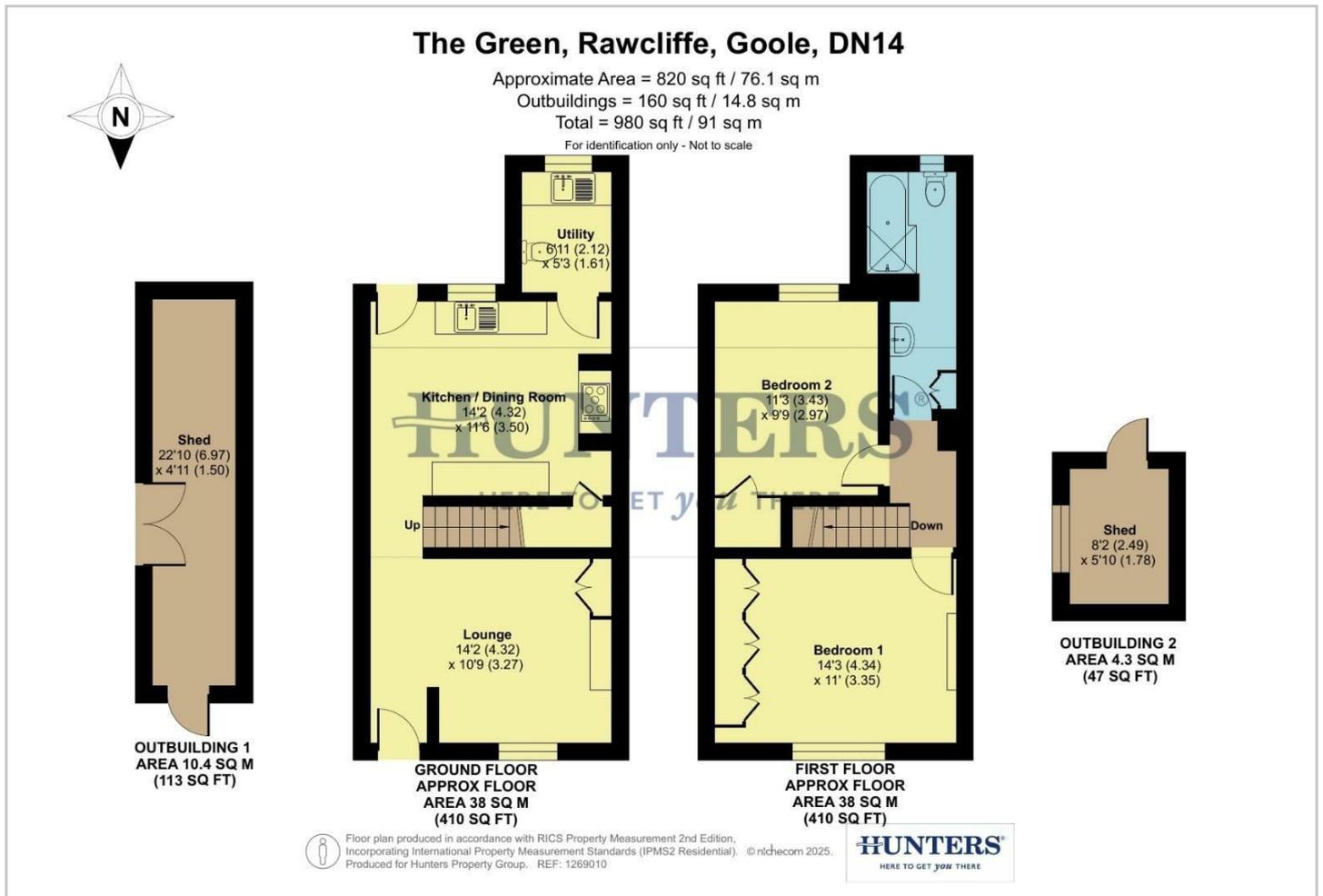
### Hybrid Map



### Terrain Map



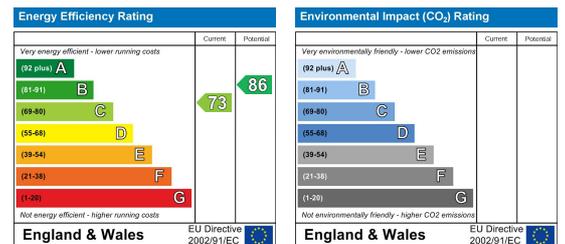
### Floor Plan



### Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.