



12 Richmond Court, Station Road, Rawcliffe, Goole, DN14 8RU

Ground Floor Apartment | Two Double Bedrooms | No Onward Chain | Allocated Parking | Ideal Investment Property | Popular Rural Village Location

- Ground Floor Apartment
- Gas Central Heating
- Council Tax Band - B
- Close To Transport Links
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Popular Rural Village Location

Offers In The Region Of £115,000

Welcome to this charming ground floor apartment located in the desirable Richmond Court, Rawcliffe. This delightful property offers a perfect opportunity for first-time buyers or investors seeking a low-maintenance home in a convenient location.

As you enter through the welcoming hallway, you will find a well-appointed kitchen that provides ample space for culinary creations. The large lounge diner is a standout feature, boasting a lovely Juliette balcony that invites natural light and offers a pleasant view of the surroundings, making it an ideal space for relaxation or entertaining guests.

The apartment comprises two generously sized double bedrooms, providing comfortable accommodation for residents or guests. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the notable advantages of this property is the allocated off-road parking, which adds to the convenience of urban living. Additionally, the apartment benefits from ramp access to the communal entrance, making it accessible for all.

With no onward chain, this property is ready for you to move in without delay. Richmond Court is situated in a peaceful area, yet it remains close to local amenities and transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility.

Currently, the apartment is tenanted, generating a steady income of £650 per calendar month, which translates to an impressive yield of 6.78%. This makes it not only a lovely home but also a sound investment opportunity for those looking to expand their property portfolio.

The property is situated within the semi-rural village location of Rawcliffe. This sought after village hosts a range of local amenities; primary school, post office, general shop, public house/restaurant. While the town of Goole boasts a number of high street stores, independent shops, bars and restaurants. Rawcliffe is roughly midway between Goole and Snaith on the A614 and is less than five miles from junction 36 of the M62.

Richmond Court is situated in a vibrant community, offering easy access to local transport links, and green spaces, ensuring a balanced lifestyle. Whether you are looking to reside in this delightful flat or seeking a reliable investment, this property is sure to meet your needs. Do not miss the chance to make this flat your own or to add it to your investment collection.

Leasehold property:

- Lease length 999 years with approx. 978 remaining
- annual ground rent approx. £150
- monthly service charge approx. £70

ACCOMMODATION

Entrance Hall

Kitchen 8'3" x 8'8" (2.52m x 2.65m)

Lounge/Diner 17'2" x 10'4" (5.24m x 3.15m)

Bedroom One 12'7" x 9'10" (3.84m x 2.99m)

Bedroom Two 8'10" x 13'1" (2.68m x 3.98m)

Family Bathroom 5'1" x 9'8" (1.57m x 2.97m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

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.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

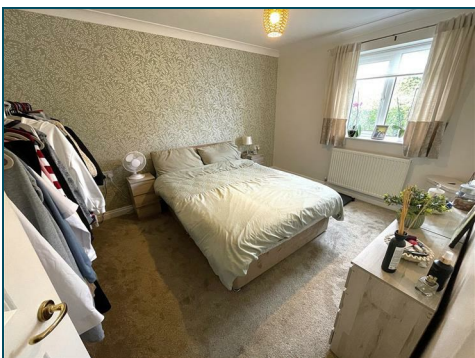
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

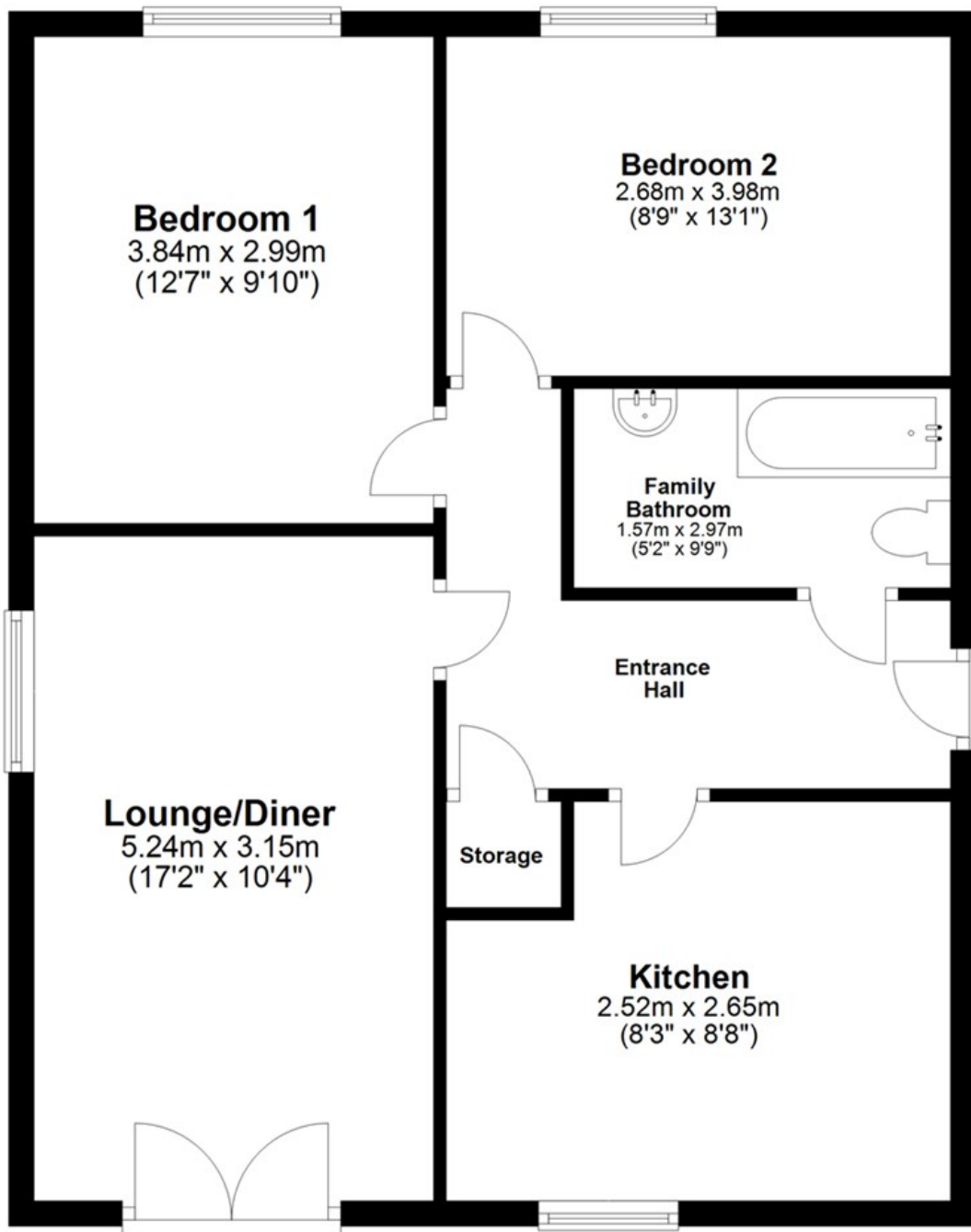
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)

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			
		77	78
England & Wales		EU Directive 2002/91/EC	

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			
		81	81
England & Wales		EU Directive 2002/91/EC	



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