



Beech Avenue , Airmyn, Goole



**OIRO £400,000**

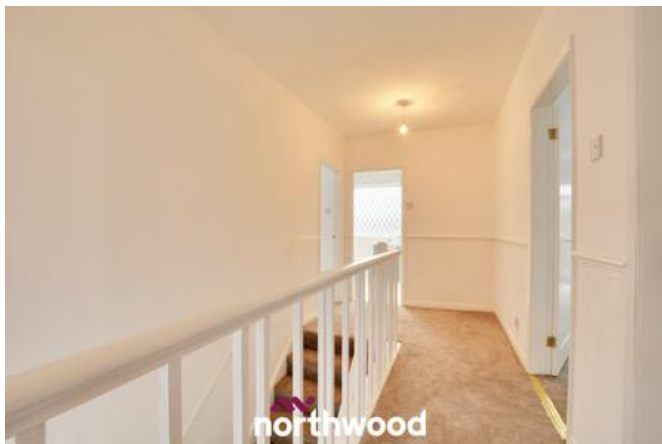
- Detached with 2 Balconies
- Spacious Rear Garden
- Village Lifestyle Living
- New Kitchen & Carpets
- Newly Plastered Throughout
- Electric Garage Door
- Freehold, Council Tax Band E
- EPC rating - D



This well-presented modern property is situated in the highly regarded village of Airmyn. This property stands on a large plot of 0.22 acre, perfect for those looking to get their hands stuck into a spot of gardening. This property is ideal for the growing family looking for their forever home.

The ground floor offers a generous size entrance hall leading on to the kitchen, living room and the lounge. The lounge has a modern feel ready for you to put your stamp on it. The kitchen is a state of the art area with a sophisticated cookery space that will be wonderful for anyone who loves to cook. When you enter the dining room you will see it is perfect for those looking to entertain having double doors opening onto the rear garden.

To the first floor there are three double bedrooms, ensuite to the master and a balcony coming from two bedrooms, a further single bedroom and the family bathroom complete with separate shower cubicle and bath.



Outside of the property to the front is a large driveway providing ample off street parking and access to the rear, boasting an outside toilet and large rear garden which is soon to be landscaped making it easy to maintain and the perfect space to relax and enjoy the peaceful surroundings.

The property is conveniently situated just a short drive away from an array of local amenities and junction 36 of the M62 making it easily accessible for commuters.

Front Lounge 5.16m x 4.41m (16'11" x 14'6")

Dining room 4.84m x 4.4m (15'11" x 14'5")

Kitchen 3.25m x 3.78m (10'8" x 12'5")

Garage 5.9m x 2.73m (19'5" x 9'0")

Bathroom 2.02m x 2.78m (6'7" x 9'1")

Bedroom 1 5.18m x 4.42m (17'0" x 14'6")



Bedroom 2 4.86m x 4.41m (15'11" x 14'6")

Bedroom 3 3.73m x 2.92m (12'2" x 9'7")

Bedroom 4 2.14m x 2.12m (7'0" x 7'0")

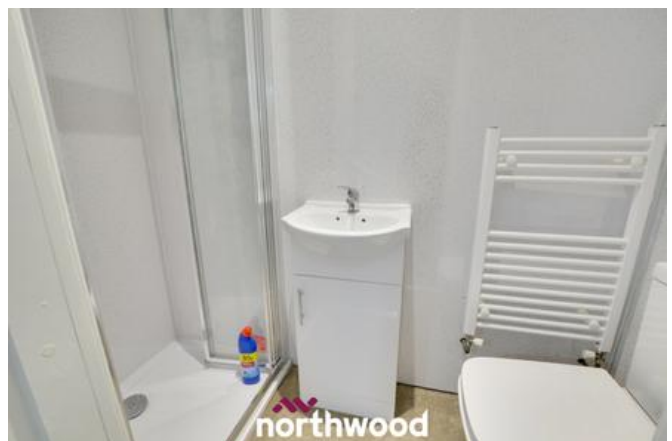
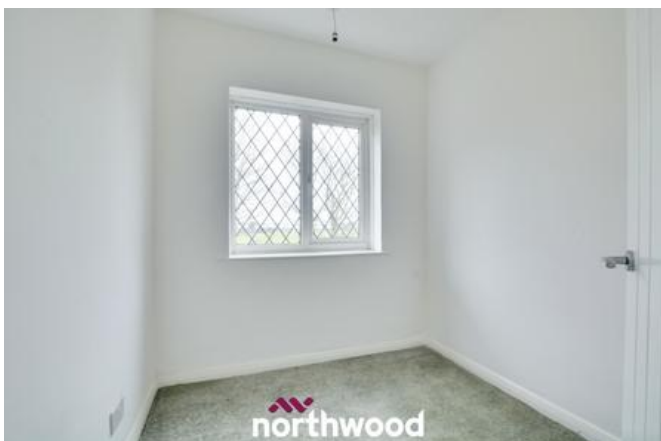
En- Suite 2m x 0.87m (6'7" x 2'11")

### Disclaimer

The Firs- Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

### AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.

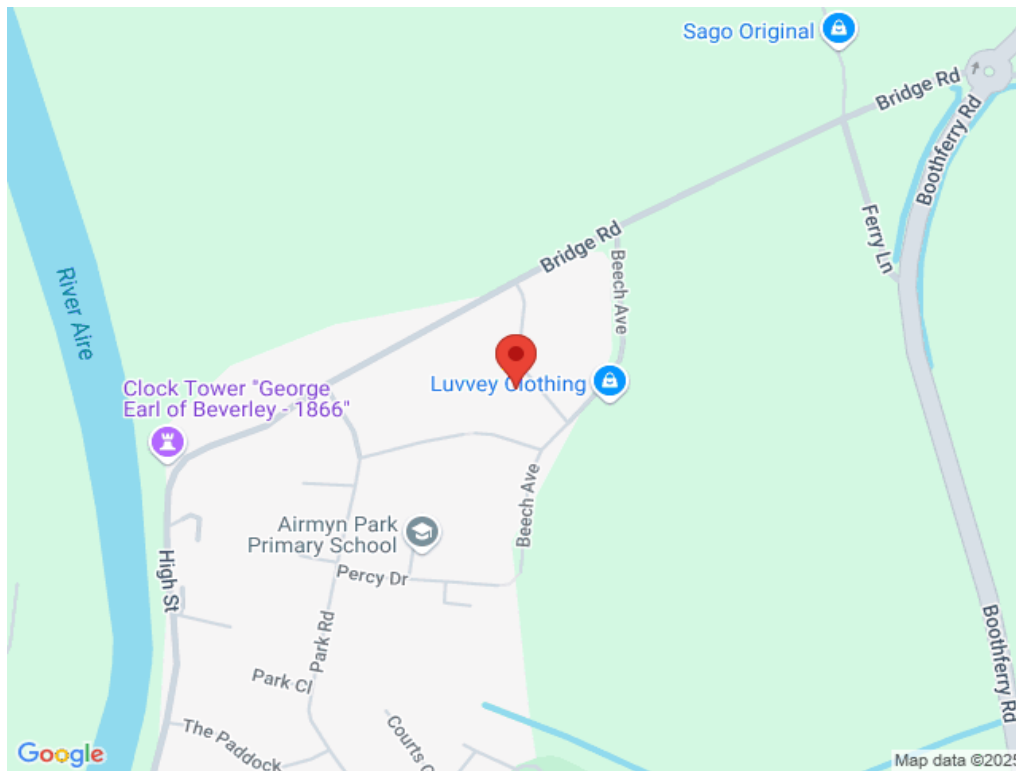




## First Floor

## Ground Floor





Northwood Thorne and Goole

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