

# Park Row



**Beech Avenue, Airmyn, Goole, DN14 8LL**

**Offers Over £375,000**



**\*\* CUL DE SAC LOCATION \*\* VIEWS OVER FIELDS \*\*** Situated in the desirable village of Airmyn, this detached family home briefly comprises: Hall, Ground Floor w.c, Lounge, Garden Room, Open Plan Area to include Breakfast Kitchen, Family Room and Dining Room, Utility and Office/ Bedroom Five. To the First Floor are four bedrooms; with two of them having En-Suite bathrooms and additional Family Bathroom. Externally, the property benefits from a horseshoe driveway to the front providing ample parking, with an enclosed garden to the rear containing detached workshop. The property also benefits from Ground Source Heating System. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## GROUND FLOOR ACCOMMODATION

### Entrance

Composite door with double glazed frosted panels to the front elevation leading into:

### Hall

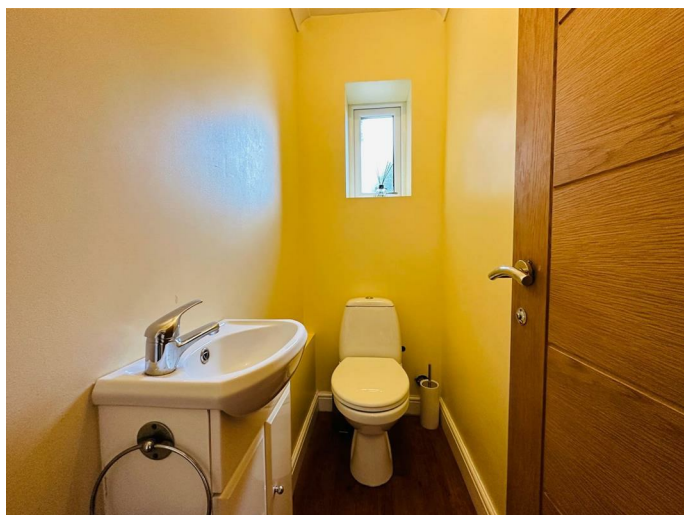
18'1" x 7'6" (5.53m x 2.30m)



Full length uPVC double glazed frosted panel to the front elevation and uPVC double glazed windows to both side elevations. Wall mounted heater and 'Karndean' flooring. Understairs storage cupboard and doors leading off.

### Ground Floor w.c

6'0" x 2'10" (1.83m x 0.87m)



White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into white vanity unit with chrome handles. UPVC double glazed frosted window to the front elevation and wood effect flooring.

### Lounge

24'4" x 15'5" (7.44m x 4.70m)



Inset 'multi-fuel' stove with tiled back. UPVC double glazed windows to the front and side elevations. Wall mounted heater and television point. Double sliding doors leading into:



### Garden Room

37'7" x 5'11" (11.47m x 1.81m)

UPVC double glazed patio doors to the rear elevation and uPVC double glazed units to the rear and side elevations. Sliding door leading into:

## Open Plan Living Area: Breakfast Kitchen

21'7" x 21'5" (6.58m x 6.54m)



Range of base, wall and larder units with chrome handles. One and a half bowl white ceramic sink and drainer with chrome mixer tap over set into solid wood worksurface with tiled splashback. Centre island with matching worksurface and incorporates breakfast bar area. Integrated appliances include: double electric oven, five ring induction hob and dishwasher. UPVC double glazed window to the rear elevation. UPVC double glazed bi-fold doors to the side elevation leading into patio/garden area. 'Karndean' flooring and wall mounted heater. Aperture flowing through into Family Room and timber door with single glazed frosted panels leading into Utility.



## Family Room

12'8" x 9'4" (3.87m x 2.86m)



UPVC double glazed patio doors to the side elevation leading to patio/garden. UPVC double glazed window to the front elevation.



Wall mounted heater and double aperture flowing into:

### Dining Room

13'5" x 9'4" (4.09m x 2.87m)



UPVC double glazed window to the front elevation giving spectacular views over fields. Door with single glazed frosted panels leading into Hallway. Wall mounted heater and 'Karndean' flooring.

### Utility

9'7" x 5'9" (2.94m x 1.76m)



Range of white fronted base and wall units with chrome handles. Single bowl stainless steel sink with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Plumbing for washing machine. UPVC double glazed window to the rear elevation.

### Office/Bedroom Five

9'10" x 9'8" (3.00m x 2.96m)



UPVC double glazed window to the rear elevation and wall mounted heater.

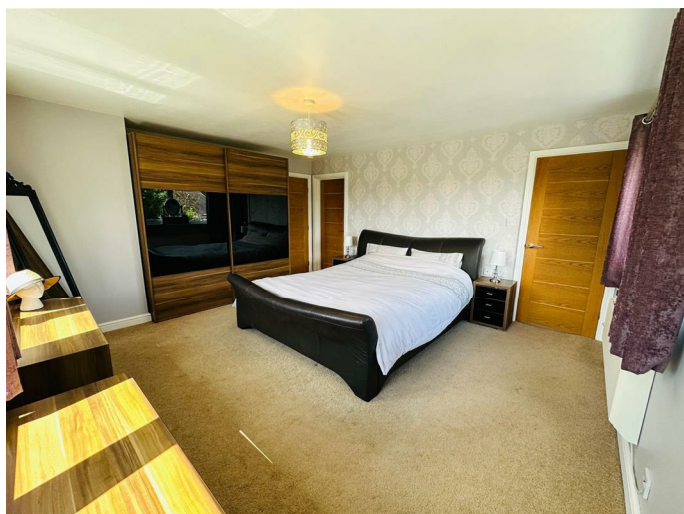
## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and wall mounted heater. UPVC double glazed frosted window to the rear elevation, storage cupboard and doors leading off.

### Bedroom One

15'5" x 13'10" (4.71m x 4.22m)



UPVC double glazed windows to the front and side elevations giving views over fields. Wall mounted heater and doors leading off.



### Walk in Wardrobe

6'8" x 6'2" (2.05m x 1.89m)

Hanging, shelving and storage space.

### En-Suite

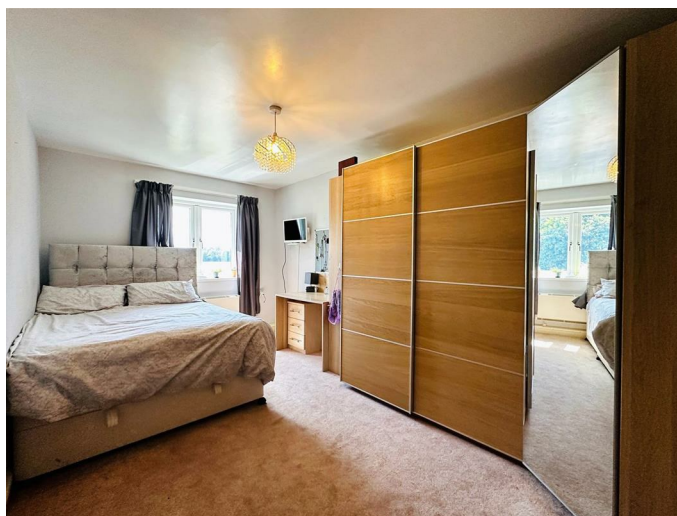
8'2" x 6'2" (2.50m x 1.89m )



White bath with tiled side with chrome accessories including: mixer tap, shower and controls inset to wall. White low flush w,c with chrome fittings and white wash hand basin with chrome mixer tap over set into vanity unit. UPVC double glazed frosted window to the rear elevation, wall mounted heater and extractor fan.

### Bedroom Two

14'11" x 8'10" (4.56m x 2.70m)



UPVC double glazed window to the front elevation giving views over fields. Wall mounted heater and door leading into:

### En-Suite

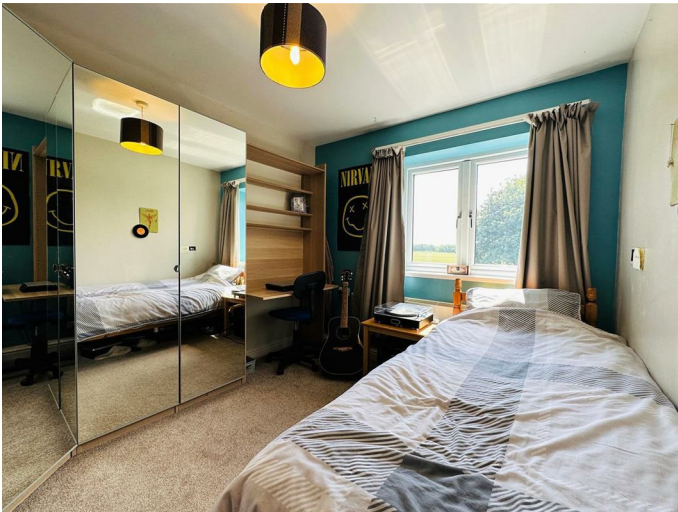
8'9" x 5'1" (2.69m x 1.55m)



Walk-in shower cubicle with chrome shower, fixed head shower, body jets and chrome controls. White low flush w.c with concealed cistern and white wash hand basin with chrome mixer tap over set into vanity unit. The room is tiled on all walls to ceiling height. 'Karndean' tiled effect flooring. UPVC double glazed frosted window to the rear elevation and wall mounted heater.

### Bedroom Three

10'4" x 8'9" (3.17m x 2.67m)



UPVC double glazed window to the front elevation giving views over fields, wall mounted heater and television point.

### Bedroom Four

10'4" x 8'8" (3.16m x 2.66m)



UPVC double glazed window to the front elevation, wall mounted heater and television point. Overstairs storage cupboard.

### Family Bathroom

17'1" x 6'7" (5.22m x 2.03m)



Sunken bath into tiled surround with inset chrome controls, chrome mixer tap and retractable chrome shower. Separate shower cubicle with chrome shower, fixed head shower, body jets and chrome controls. White low flush w.c with concealed cistern and chrome fittings and white wash hand basin set into vanity unit. UPVC double glazed frosted window to the rear elevation, extractor fan and wall mounted heater.

## EXTERIOR- Front



Outside lamps and floodlight on PIR sensor. Decorative stoned horseshoe driveway and lawned gardens with herbaceous borders. Boundaries defined by timber fence and concrete posts. To one side of the property is a vehicular/pedestrian access gate and to the other side is a pedestrian access gate; both giving access to the rear.



## Rear



Stone pathway and lawned garden. The rear is fully enclosed with timber fence, concrete posts and gravel boards. Two floodlights on PIR sensors and electrical point. UPVC double glazed French style doors giving access into detached workshop. Wrought iron access gates giving access into further parking area. External hot and cold taps.



## Workshop

20'6" x 19'1" (6.27m x 5.82m)



Composite panel effect door with top section having double



glazed panel and uPVC double glazed window to the side elevation. Roller door to the front elevation.



### Directions

From our Goole branch, head North on Pasture Road towards Third Avenue. At the roundabout, take the first exit onto Centenary Road. Turn right onto Airmyn Road/A614. Turn left onto Ferry Lane and another left onto Bridge Road. Finally, turn left onto Beech Avenue where the property can be clearly identified by our Park Row Properties 'For Sale' board.

### Tenure: Freehold

### Local Authority: East Riding of Yorkshire

Band: E

### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to

proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### 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.

### OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

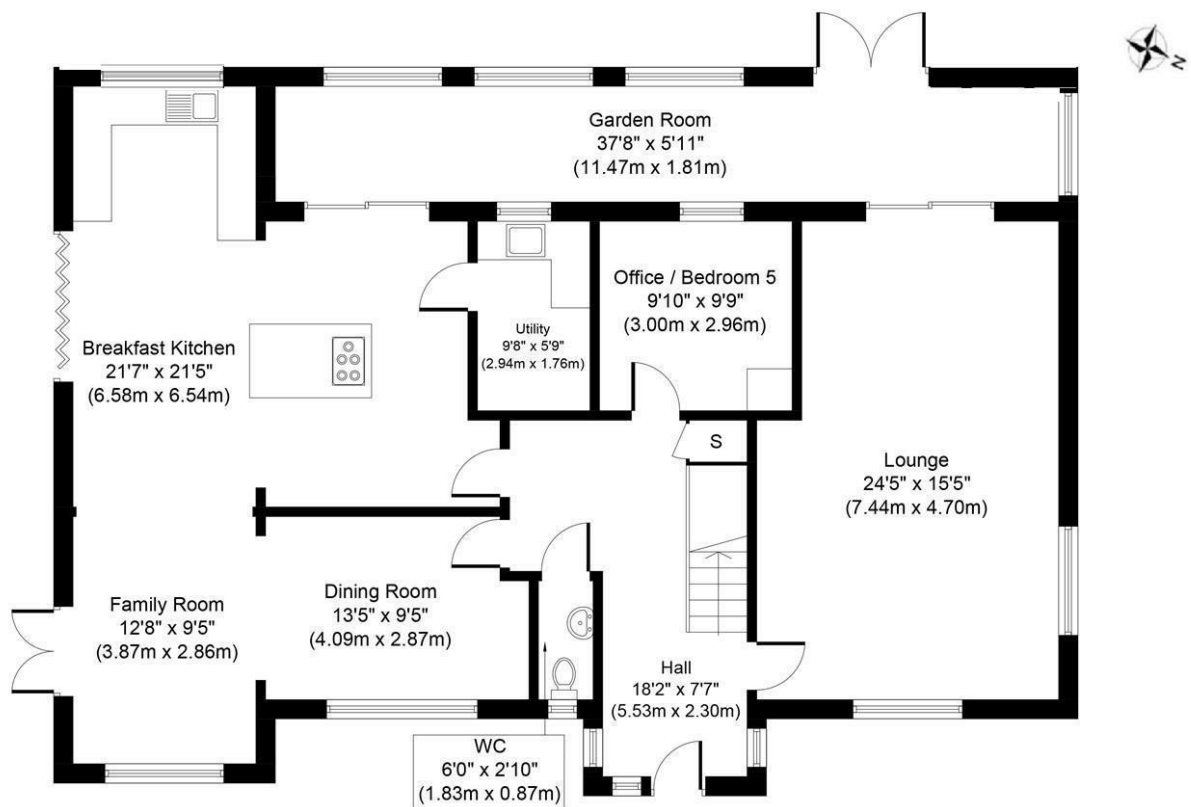
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents.

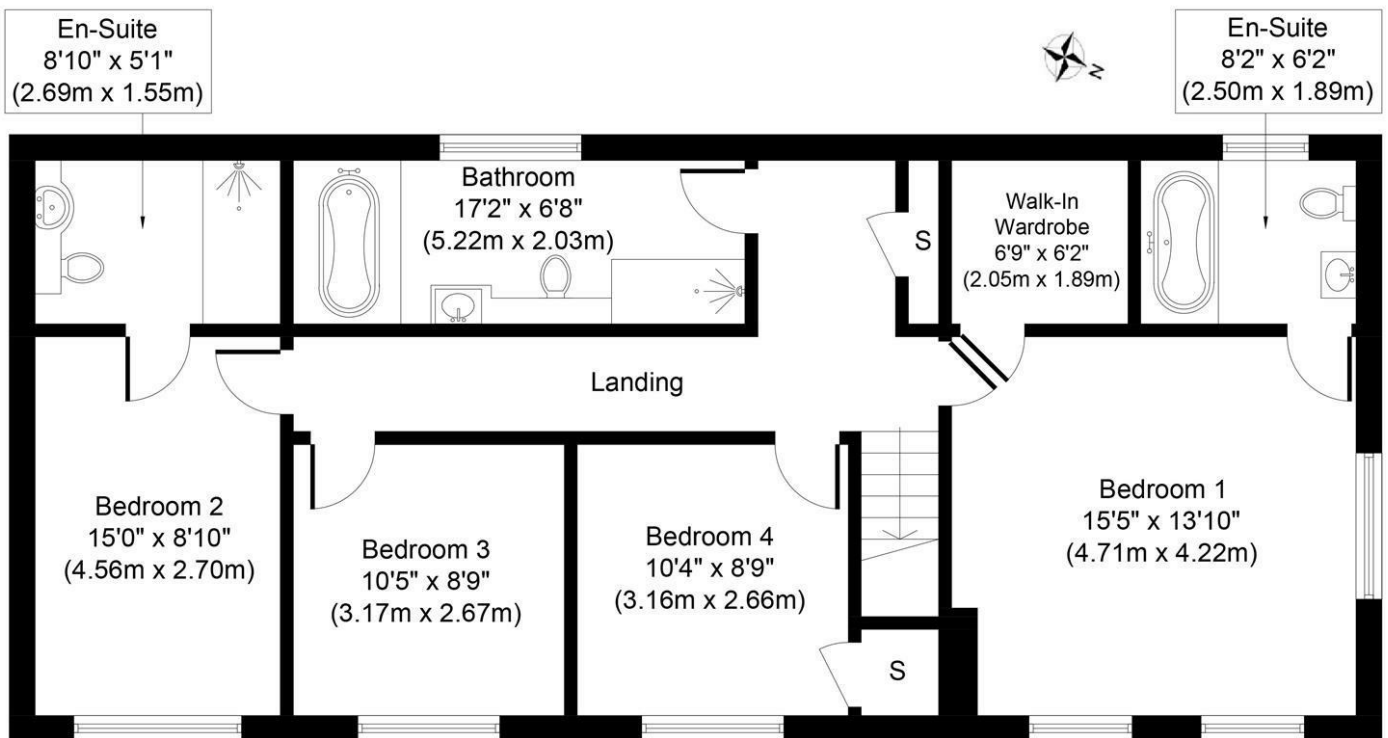
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**1637 Sq. ft.**  
**(152.1 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**1066 Sq. ft.**  
**(99.0 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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