



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**29 PARK ROAD, AIRMYN, DN14 8LQ
ASKING PRICE OF £365,000**





SITUATION

From Goole take the A614 towards Howden. After passing over the M62 take the next left turn and at the T Junction turn left into Bridge Road. Follow the road into High Street and proceed around the sharp left hand bend. Take the first left turn into The Paddock and at the T Junction turn right into Park Road where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a very spacious Detached House being situated in an excellent position in the sought after Riverside Village of Airmyn and is ideally placed for Hull, York, Leeds and Junction 36 of the M62 which allows easy access to the major Yorkshire Business Centres. The accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

uPVC door, radiator and spindled staircase to the First Floor.



CLOAKROOM

White suite comprising low flush W.C. and vanity washbasin with tiled upstand. Radiator and ceramic tiled floor.

LOUNGE 21' 3" x 12' 0" (6.48m x 3.66m)

Adam style fireplace housing gas fire, 2 radiators and double doors into:-

DINING ROOM 10' 9" x 8' 9" (3.28m x 2.67m)

Radiator and French doors leading to:-

CONSERVATORY 13' 6" x 12' 0" (4.11m x 3.66m)

Radiator, fanlight, ceramic tiled floor and French doors leading to the rear garden.

STUDY 9' 6" x 8' 6" (2.9m x 2.59m)

Radiator.

KITCHEN 11' 9" x 9' 9" (3.58m x 2.97m)

Range of units comprising sink unit, base units with worktops, wall cupboards and Breakfast bar. Built-in double oven and ceramic hob with chimney extractor over. Integrated fridge, freezer and dishwasher. Radiator, part ceramic tiled walls and Karndean floor.



UTILITY ROOM 7' 9" x 6' 0" (2.36m x 1.83m)

Range of units comprising sink unit, base units with tiled upstand and wall cupboards and larder unit. Door into the Double Garage and uPVC door to the rear garden.

FIRST FLOOR

GALLERIED LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Galleried Landing which has a radiator and airing cupboard with cylinder are:-

MASTER BEDROOM 11' 9" x 9' 9" (3.58m x 2.97m)

Range of mirror fronted wardrobes, radiator and leading to:-

ENSUITE SHOWER ROOM

Coloured suite comprising shower cubicle, pedestal washbasin and low flush W.C. Radiator and ceramic tiled walls.

FRONT BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Built-in cupboard and radiator.





FRONT BEDROOM 11' 9" x 9' 0" (3.58m x 2.74m)
Built-in wardrobes and radiator.



REAR BEDROOM 10' 9" x 7' 9" (3.28m x 2.36m)
Radiator.

HOUSE BATHROOM

White suite comprising corner bath, vanity washbasin and low flush W.C. with concealed cistern. Shower over bath with folding side screen. Radiator and ceramic tiled walls.

TO THE OUTSIDE

DOUBLE GARAGE 17' 3" x 16' 9" with up and over door to front, personal door into the Utility Room and to the rear garden, and driveway approach from Park Road.

The property has good sized gardens to front and rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX BAND

It is understood that the property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.





PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

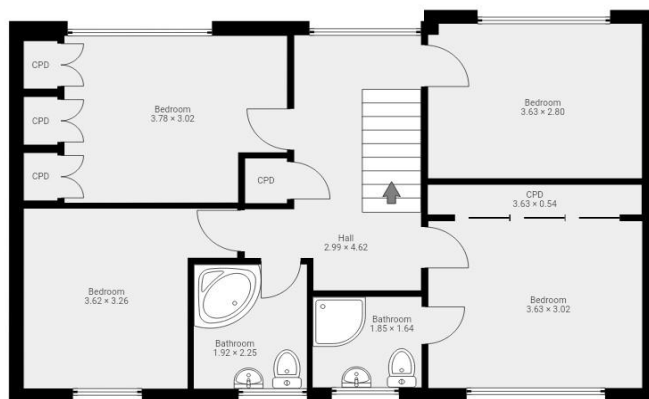
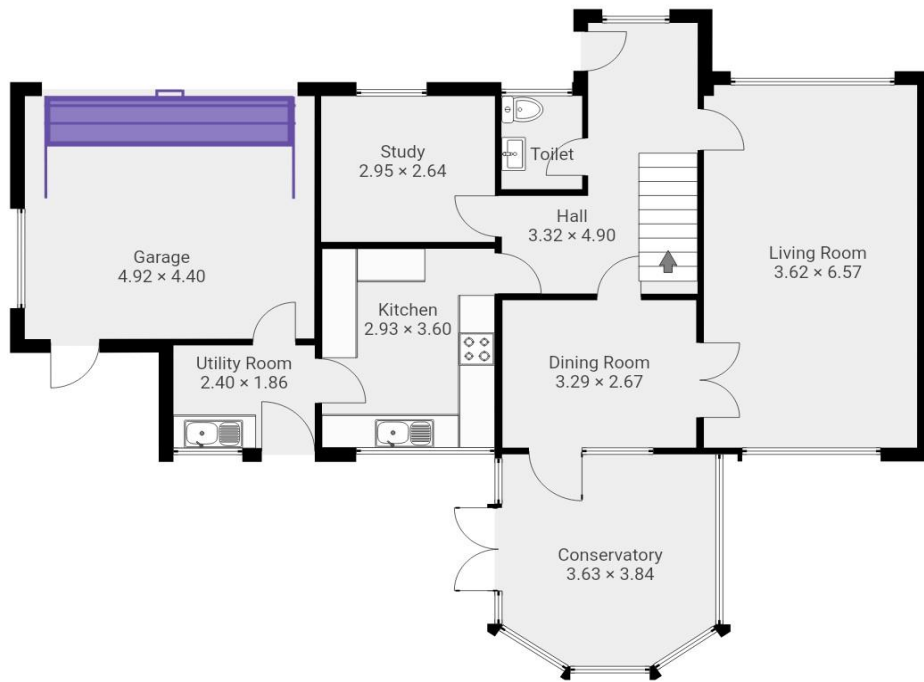
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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