



Plot 1, High Street

Airmyn, Nr Goole, DN14 8LD

Asking Price Of £325,000

Property Features

- End Mews Cottage in centre of sought after Village
- Sitting Room & Living Kitchen with Bi-fold doors
- 3 Bedrooms & 2 Bathrooms
- Air Source heating, UPVC DG, Garage & Gardens
- Small Development of 3 Mews Cottages & Apartment

Full Description

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 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 an End Mews Cottage being part of a small select Development of 3 Cottages and an Apartment in the centre of the sought after Riverside Village of Airmyn which is ideally placed for the Cities of Hull, York and Leeds. Junction 36 of the M62 is within one mile allowing easy access to the Yorkshire Business Centres.

Airmyn has a good selection of local amenities including Public House, excellent Primary School, Church, Village Hall and Playing Fields. The good sized accommodation will comprise:

GROUND FLOOR

ENTRANCE PORCH

Airmyn front door leading to:

HALLWAY

Spindled staircase leading to the first floor.

CLOAKROOM

Contemporary white suite comprising low flush WC and washbasin.

SITTING ROOM 11' 6" x 11' 6" (3.51m x 3.51m)



LIVING KITCHEN 16' 6" x 15' 3" (5.03m x 4.65m)

Extensive range of units comprising sink unit, base units with worktops, wall cupboards, and larder unit. Built in oven and hob with extractor over. Integrated dishwasher, fridge, freezer and auto washer / dryer. Bifold doors leading to the rear Garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing are:

MASTER BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Leading to:

ENSUITE SHOWER ROOM

Contemporary white suite comprising shower cubicle, washbasin and low flush WC.

FRONT BEDROOM 11' 6" x 9' 6" (3.51m x 2.9m)

SIDE BEDROOM 11' 6" x 6' 6" (3.51m x 1.98m)

Built in cupboard.

HOUSE BATHROOM

Contemporary white suite comprising panelled in bath, washbasin and low flush WC.

TO THE OUTSIDE

Brick GARAGE in garage block to rear together with 2 additional Off Street Parking Spaces.

Forecourt Garden with steps leading to the front door.

Garden area to rear with steps down to the Garage block and parking area.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is air source 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

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

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.

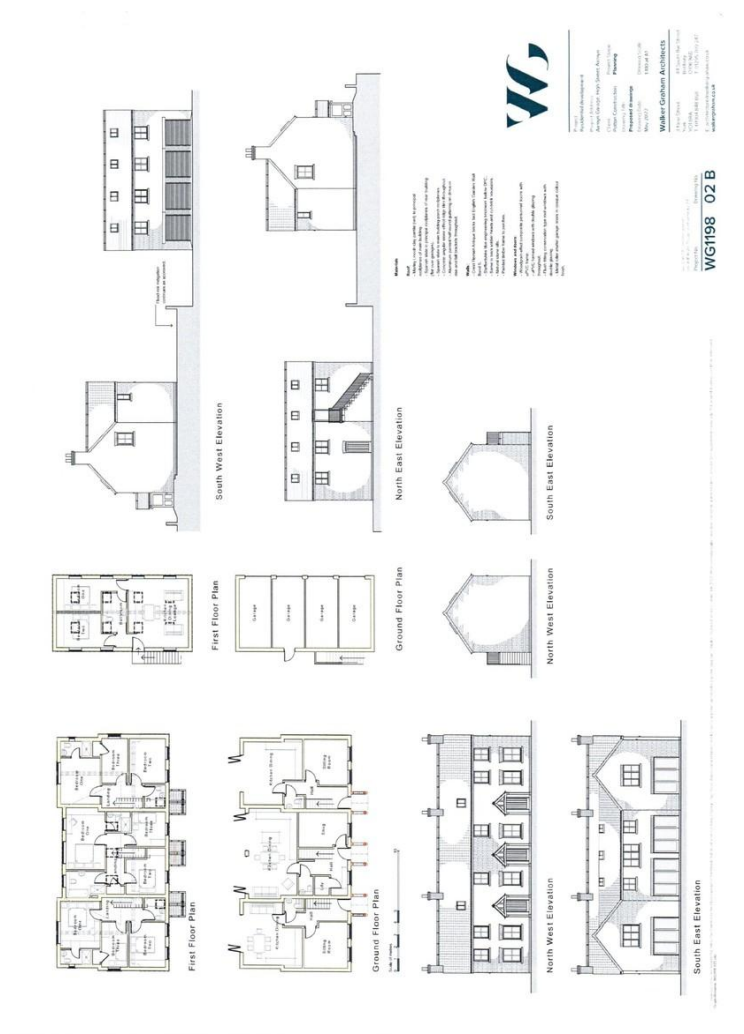
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Predicted Energy Performance Certificate is currently being obtained by the Developer and should you require any further information on this please contact the Agents Goole Office.

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.