



7 St. Davids View
Airmyn, DN14 8JJ

Asking Price Of £265,000

Property Features

- Good sized Detached Bungalow in sought after Village
- 20' Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- In need of general modernisation & refurbishment

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. Take the first left turn into The Paddock and at the T Junction turn right into Park Road. Take the first right turn into St. Davids View where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a good sized Detached Bungalow being situated in a small cul-de-sac in an excellent position in the heart of 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 property enjoys views over the Village Church to the front and the accommodation which is in need of general modernisation and refurbishment presently comprises:

ACCOMMODATION

ENTRANCE HALL

UPVC front door.

CLOAKROOM

Coloured suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator.

LOUNGE 20' 6" x 13' 3" (6.25m x 4.04m)

Adam style fire surround housing electric fire. Radiator.

KITCHEN 11' 0" x 8' 0" (3.35m x 2.44m)

Range of kitchen unit carcasses only. Plumbing for auto washer, Gas central heating boiler, and UPVC door to side.



INNER HALLWAY

Airing cupboard housing cylinder.

REAR BEDROOM 11' 9" x 11' 9" (3.58m x 3.58m)

Radiator.

REAR BEDROOM 9' 6" x 8' 3" (2.9m x 2.51m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin with mirror and cupboards over, and low flush WC. Mixer tap shower over bath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Brick & tiled GARAGE with roller door to front, personal door to side and block paved driveway approach from St. Davids View together with additional block paved parking space to front.

Lawned Gardens to front and rear together with patio areas to rear and garden shed.

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

It is understood that the property is in Council Tax Band D, 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 PROCEEDURE 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

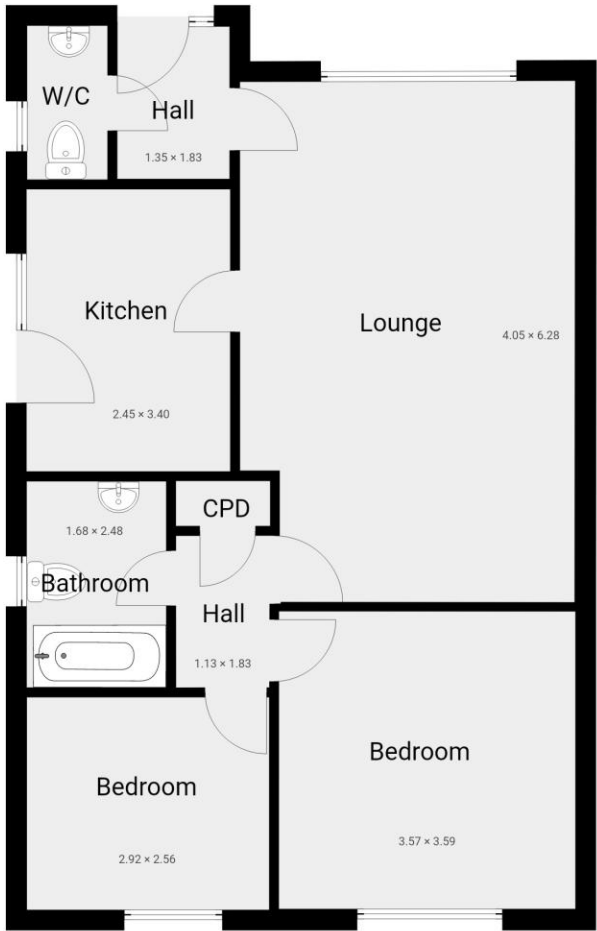
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC347 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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.