



Fern Cottage

101 High Street, Airmyn, DN14 8LD

Asking Price Of £239,950

Property Features

- Quaint Semi-Detached Cottage in popular Village
- Sitting Room, 17' Living Room & 18' Galley Kitchen
- 2 Double Bedrooms & Bathroom with new suite
- Gas CH, UPVC DG & enclosed Garden with Parking
- Ideally placed for York, Leeds, Hull & J36 of M62

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 after passing through the sharp left hand bend proceed towards the far end of the Village 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 quaint Semi-Detached Cottage being situated in the sought after Riverside Village of Airmyn which is within 2 miles of the Inland Port Town of Goole, being ideally placed for commuting to the cities of York, Hull and Leeds, and within 1 mile of Junction 36 of the M62 which allows easy access to the major Yorkshire Business Centre. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door and wide enclosed staircase leading to the first floor.

SITTING ROOM 13' 0" x 12' 3" (3.96m x 3.73m)

Cast iron Wood Burning Stove with marble surround and hearth. Beam to ceiling, radiator, spotlights, 2 wall lights and large understairs cupboard.

LIVING ROOM 17' 0" x 9' 9" (5.18m x 2.97m)

Feature Fireplace surround housing electric stove, beams to ceiling, radiator and wall light.



GALLEY KITCHEN 18' 9" x 4' 9" (5.72m x 1.45m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in double oven and ceramic hob. Plumbing for auto washer. Radiator, plate rack, 2 bay windows and UPVC door to the rear garden.

FIRST FLOOR

LANDING

This is approached via the wide enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Radiator, cupboard overstairs and cupboard housing gas central heating boiler.

REAR BEDROOM 10' 3" x 9' 9" (3.12m x 2.97m)

Radiator and wall light.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Electric shower overbath with side screen. Radiator and ceramic tiled walls.

TO THE OUTSIDE

Block paved driveway to side and rear providing extensive off street parking.

Enclosed Garden to side and rear.

Outside WC

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 B, 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.

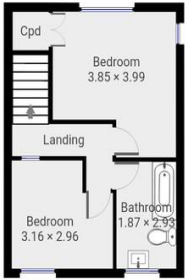
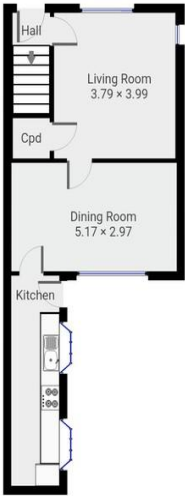
ENERGY PERFORMANCE GRAPHS

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 PLAN

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		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 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