



**Townend  
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

**61 HIGH STREET, AIRMYN, NR GOOLE, DN14 8LF**  
**ASKING PRICE OF £550,000**







### 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 where the property will be found on the left handside.

### THE PROPERTY

This consists of a very spacious Period Dwelling being situated in the centre of the sought after Riverside Village of Airmyn which is ideally placed for the Cities of Hull, York and Leeds, with Junction 36 of the M62 being within one mile allowing easy access to the Yorkshire Business Centres. The characterful accommodation which has exposed beams throughout and extends over 3 floors presently comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE VESTIBULE / STUDY

Radiator, beamed ceiling and wall light.







**SITTING ROOM 18' 0" x 17' 0" (5.49m x 5.18m)**  
Impressive Inglenook fireplace with Cast Iron multi-fuel stove on stone hearth. 2 radiators, beamed ceiling and window overlooking the garden.

#### INNER HALL

Understairs cupboard, radiator, beamed ceiling, uplighter, and impressive spindled staircase to the first floor.

#### CLOAKROOM

White suite comprising low flush WC and vanity washbasin. Radiator and beamed ceiling.



**LIVING ROOM 18' 3" x 13' 6" (5.56m x 4.11m)**  
2 Radiators, beamed ceiling, 2 wall lights, serving hatch from kitchen, and French doors leading to the garden.

**BREAKFAST KITCHEN 18' 6" x 14' 9" (5.64m x 4.5m)**

Range of Shaker style units comprising sink unit, base units with oak worktops and upstands, pan drawers and wall cupboards. Built in double oven and ceramic hob with extractor over. Plumbing for auto washer and dishwasher. Radiator with ornate cover, kick space heater and staircase to the first floor.

#### SIDE ENTRANCE LOBBY

UPVC door to the side garden.

#### FIRST FLOOR

#### LANDING

This is approached via the impressive spindled staircase from the Inner Hall and opening from the Landing which has a radiator, beamed ceiling, uplighters and airing cupboard housing cylinder are:



**MASTER BEDROOM 17' 0" x 15' 0" (5.18m x 4.57m)**

Oak 4 Poster Bed, 2 radiators, views over the river to front and leading to:

**ENSUITE BATHROOM 13' 3" x 8' 9" (4.04m x 2.67m)**

White suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Radiator, beamed ceiling, part ceramic tiled walls, ceramic tiled floor and heated towel rail.







#### BEDROOM 13' 9" x 8' 6" (4.19m x 2.59m)

Radiator and beamed ceiling.

#### BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m)

Radiator, beamed ceiling and leading to:

#### ENSUITE CLOAKROOM

White suite comprising low flush WC and hand washbasin. Beamed ceiling, part ceramic tiled walls and ceramic tiled floor.

#### BEDROOM 18' 6" x 13' 0" (5.64m x 3.96m)

Radiator.



#### HOUSE BATHROOM

White suite comprising "P" shaped bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

#### REAR LANDING

Radiator, beamed ceiling, uplighter, and airing cupboard with cylinder. Staircase down to the Breakfast Kitchen, and enclosed staircase leading to:

#### SECOND FLOOR



#### ATTIC BEDROOM 29' 3" x 12' 9" (8.92m x 3.89m)

Vaulted ceiling with exposed roof trusses and beams. 3 radiators, 2 large picture windows over looking the river, and access into large roof storage space.

#### TO THE OUTSIDE

Integral GARAGE 19' x 13' with double doors to front, power laid on, oil central heating boiler, oil tank and gated tarmac driveway from High Street.

Walled Garden with lawned areas, York Stone Patio, and ornamental Pond.



#### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is oil 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 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 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		
55-68	D		64 D
39-54	E		
21-38	F	28 F	
1-20	G		



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