



6 Church View

Airmyn, Nr Goole, DN14 8LW

Asking Price Of £255,000

Property Features

- Extended Semi Detached House in sought after Village
- Lounge, 25' Living Dining Kitchen & Utility
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG, ample Parking & Large rear Garden
- Ideally placed for Hull, York, Leeds & 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 take the second left into The Crossings. Take the first left into Church View where the property will be found on the right handside.

THE PROPERTY

This consists of an extended Semi Detached House situated in a quiet cul-de-sac in the centre of 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. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door, 2 radiators and enclosed staircase to the first floor.

LOUNGE 13' 3" x 12' 6" (4.04m x 3.81m)

Recessed fireplace housing Cast Iron multifuel stove on slate hearth. Radiator and 3 wall lights.

L SHAPED LIVING DINING KITCHEN 24' 9" x 15' 6" (7.54m x 4.72m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in double oven and gas hob with chimney extractor. Integrated dishwasher. 2 radiators, downlighters, wall lights and French doors leading to the rear garden.



CLOAKROOM

White suite comprising low flush WC and pedestal wash basin. Radiator and ceramic tiled floor.

UTILITY ROOM 9' 0" x 4' 9" (2.74m x 1.45m)

Range of units with Larder unit and worktop with plumbing for auto washer and vent for drier under. Gas central heating boiler and UPVC door to the rear garden.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Range of built in mirror fronted wardrobes and radiator.

FRONT BEDROOM 6' 9" x 6' 6" (2.06m x 1.98m)

Radiator.

REAR BEDROOM 14' 0" x 6' 9" (4.27m x 2.06m)

Radiator.

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

Radiator.

BATHROOM

White suite comprising panelled in bath with shower attachment, pedestal washbasin, low flush WC and shower cubicle. Heated towel rail, downlighters, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Off street PARKING to front and side with driveway from Church View.

Hard landscaped front garden, and large predominantly lawned garden to rear with patio areas.

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 C, 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		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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