



17 High Street
Airmyn, DN14 8LF

Asking Price Of £240,000

Property Features

- Superbly presented Cottage in popular Village
- Lounge, Dining Kitchen & Utility Area
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garden Room & Rear Garden
- Viewing is essential to appreciate this Stunning Cottage

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 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 Terrace Cottage being situated in 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 spacious and very tastefully refurbished accommodation which extends over 3 floors presently comprises:

GROUND FLOOR

ENTRANCE HALL

Airmyn front door and radiator.

LOUNGE 15' 0" x 12' 6" (4.57m x 3.81m)

Rustic brick chimney breast with recess opening housing Wood Burning Stove on quarry tiled hearth. Radiator, downlighters and understairs recess with Built in drawers and shelves.

DINING KITCHEN 14' 0" x 10' 3" (4.27m x 3.12m)

Range of Shaker style units comprising Belfast sink, base units with oak worktops, wall cupboards and larder unit. Built in oven and ceramic hob with chimney extractor over. Radiator, downlighters and French doors to the rear garden.

UTILITY AREA 5' 9" x 4' 9" (1.75m x 1.45m)

Worktop with plumbing for auto washer under, and wall cupboards. Downlighters.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 15' 0" x 12' 6" (4.57m x 3.81m)

Radiator and cupboard overstairs.

REAR BEDROOM 10' 3" x 7' 9" (3.12m x 2.36m)

Radiator.

BATHROOM

White contemporary suite comprising free standing bath with shower attachment, vanity washbasin and low flush WC. Heated towel rail, downlighters, part ceramic tiled walls and ceramic tiled floor.

SECOND FLOOR

LANDING

This is approached via the contemporary oak and glass staircase from the first floor landing, and opening from the small second floor landing is:

BEDROOM 24' 0" x 16' 0" (7.32m x 4.88m)

Feature rustic brick chimney breast, beams to ceiling, radiator and downlighters.

TO THE OUTSIDE

Timber GARDEN ROOM 16' x 15' 3"

STORE 13' x 10' with double doors to front.

Large rear garden with patio area.

NOTE: The property has the benefit of a pedestrian Right of Way over the side and rear of 15 High Street to gain access from and to the road at the front.

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 A, 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.

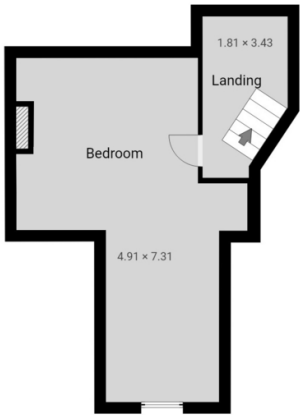
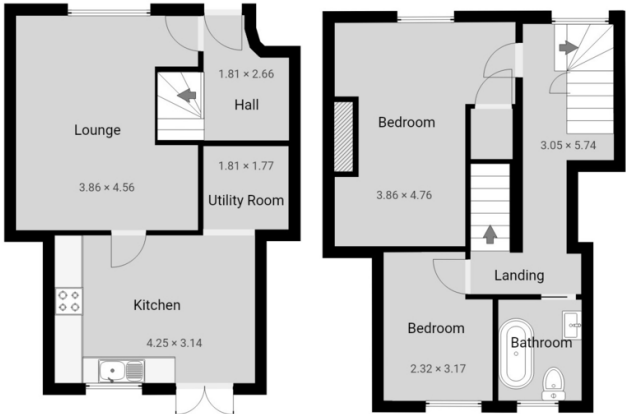
ENERGY PERFORMANCE GRAPHS

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		87 B
69-80	C	73 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