



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

THE FIRS, BEECH AVENUE , AIRMYN, DN14 8LL
ASKING PRICE OF £375,000





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 towards Airmyn. On reaching the Village take first left turn into Beech Avenue which is a private road, 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 spacious Detached House enjoying open views over farmland to front being situated on the very edge 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 accommodation presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Radiator and spindled staircase to the first floor.

LOUNGE 16' 9" x 14' 6" (5.11m x 4.42m)

Contemporary electric fire, and 2 radiators.



DINING ROOM 16' 0" x 14' 6" (4.88m x 4.42m)
Tiled fireplace, 2 radiators and French doors to the rear garden.

REFURBISHED KITCHEN 12' 3" x 10' 9" (3.73m x 3.28m)

Range of units comprising sink unit, base units with worktops, pan drawers, wall cupboards and breakfast bar. Built in oven and hob with extractor over. Freestanding Swan Dishwasher and Beko Washing machine. Radiator, downlighters, part ceramic tiled walls, tiled floor, gas central heating boiler and bow window overlooking the rear garden. Door into the Integral Garage and door leading to:

COVERED REAR PORCH
Outside WC.

FIRST FLOOR

LANDING

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

MASTER BEDROOM 16' 0" x 14' 6" (4.88m x 4.42m)
2 Radiators and French door leading to BALCONY overlooking the rear Garden.

ENSUITE SHOWER ROOM

New white suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail and downlighters.

FRONT BEDROOM 16' 0" x 14' 6" (4.88m x 4.42m)
Radiator and views over Farmland to front.

FRONT BEDROOM 12' 3" x 9' 6" (3.73m x 2.9m)
Radiator and sliding patio door to BALCONY overlooking farmland to the front.

FRONT BEDROOM / STUDY 7' 0" x 7' 0" (2.13m x 2.13m)

HOUSE BATHROOM

New white suite comprising panelled in bath, vanity washbasin, low flush WC with concealed cistern and shower cubicle. Radiator and ceramic tiled walls.





TO THE OUTSIDE

Integral GARAGE 19' 6" x 9' with electric roller door to front, power laid on, personal door from the kitchen and driveway approach from Beech Avenue.

Lawned Garden to front.

Large Garden to rear in need of re-instatement.

Patio area to rear.

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 E, 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		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

