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The Coppice, Bridge Road, Airmyn, Goole, DN14 8LJ
£500,000



- Fabulous period architecture
- An outstanding property that is widely admired
- Kerb appeal beyond comparison - beautiful
- Good connections being close to the M62 at Goole
- Opportunity to develop and add to the accommodation
- Mature gardens with open outlook beyond
- Prime position in desirable village
- River bank walks an village life are a bonus



Description

The Coppice is a detached house built in 1953, offering approximately 1,945 sq ft of internal accommodation. The property is set back from the road within its own grounds and benefits from open views across arable fields towards the river beyond.

The accommodation includes two reception rooms and three bedrooms, providing a solid and practical layout for family living. The house sits within a generous plot, offering clear development and improvement potential, subject to the necessary consents, for buyers looking to adapt or enhance the property over time.

Established gardens surround the house, providing privacy and usable outdoor space. The size of the plot and the positioning of the property within it are notable features and contribute to its longer-term potential.

The property is within reach of local schooling, including Airmyn Church of England Primary School, with secondary education available in nearby Goole and Howden. Access to the M62 is convenient, allowing for travel to Leeds, Hull, Sheffield, and the wider motorway network.

Overall, this is a detached home with character, a sizeable plot, and scope for future improvement, set in a semi-rural location with good road connections.

This is a rare chance to own a piece of Airmyn's heritage, where the spirit of the past meets the comforts of today. Whether you are seeking a family home or a tranquil retreat, this property is sure to impress. Do not miss the opportunity to make this exceptional residence your own.





Approximate Gross Internal Floor Area = 180.6 sq m / 1945 sq ft

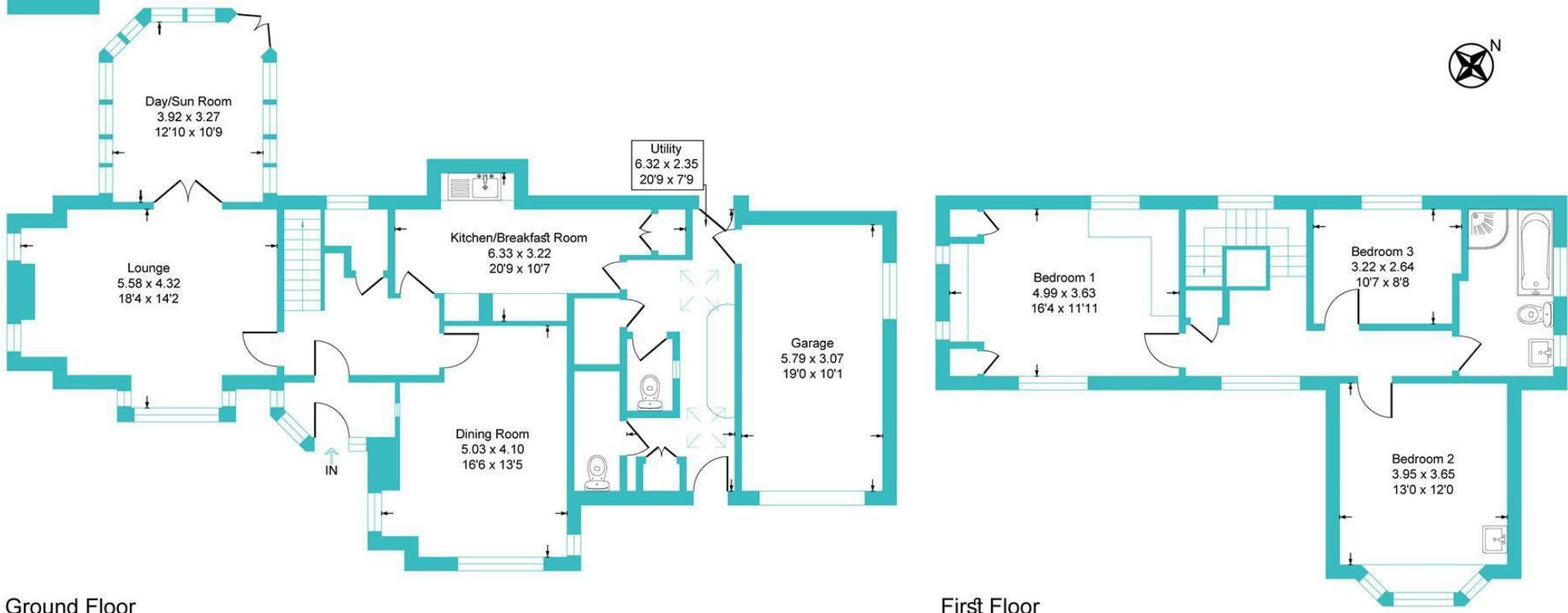


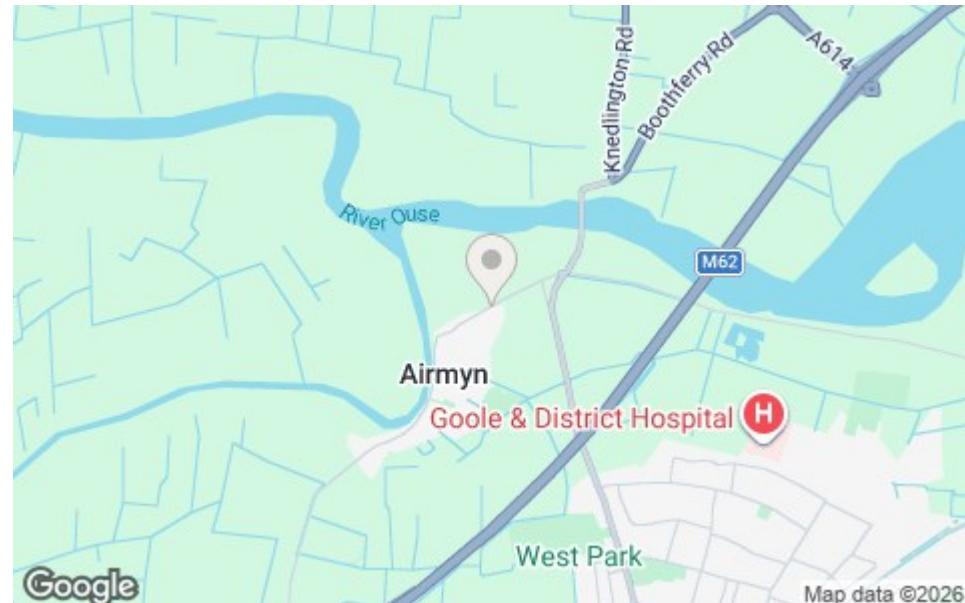
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.