



**Townend  
Clegg & Co**

CHARTERED SURVEYORS SINCE 1895

**PLOT 3, HIGH STREET, AIRMYN, DN14 8LD  
ASKING PRICE OF £305,000**





#### 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 clearly marked by one of our distinctive For Sale boards.

#### THE PROPERTY

This consists of an End Mews Cottage being part of a stunning Development of 3 Cottages and an Apartment in the centre of the sought after Riverside Village of Airmyn which is ideally placed for the Cities of Hull, York and Leeds. Junction 36 of the M62 is within one mile allowing easy access to the Yorkshire Business Centres.

Airmyn has a good selection of local amenities including Public House, excellent Primary School, Church, Village Hall and Playing Fields. The good sized accommodation comprises:



## GROUND FLOOR

### OAK ENTRANCE PORCH

Airmyn front door leading to:

### HALLWAY

Spindled staircase leading to the first floor.

### CLOAKROOM

Contemporary white suite comprising low flush WC and washbasin.

### SITTING ROOM 11' 6" x 11' 6" (3.51m x 3.51m)

### LIVING KITCHEN 16' 6" x 15' 3" (5.03m x 4.65m)

Extensive range of units comprising sink unit, base units with worktops, wall cupboards, pan drawers, and larder unit. Built in oven and hob with extractor over. Integrated dishwasher, fridge, freezer and auto washer / dryer. Large service cupboard. Bifold doors leading to the Patio Garden at the rear.



## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing which has a radiator are:

### MASTER BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator and leading to:

### ENSUITE SHOWER ROOM

Contemporary white suite comprising shower cubicle, washbasin and low flush WC. Heated towel rail, ceramic tiled walls and porcelain tiled floor.

### FRONT BEDROOM 11' 6" x 9' 6" (3.51m x 2.9m)

Radiator.

### SIDE BEDROOM 11' 6" x 8' 6" (3.51m x 2.59m)

Radiator.

### HOUSE BATHROOM

Contemporary white suite comprising panelled in bath, washbasin and low flush WC. Heated towel rail, ceramic tiled walls and porcelain tiled floor.

### LOFT

There is access via a retractable ladder from the Landing into the loft space which has a light.





## TO THE OUTSIDE

Brick GARAGE with electric door, being situated in the garage block to rear together with 2 additional Off Street Parking Spaces in the Parking area.

Forecourt Garden with steps leading to the front door.

Paved Patio Garden with raised planters to rear with steps down to the Garage / Parking area.

Bin Store.

## SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. The property has air source heating with underfloor heating to the ground floor and radiators to the first floor. All windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

## 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

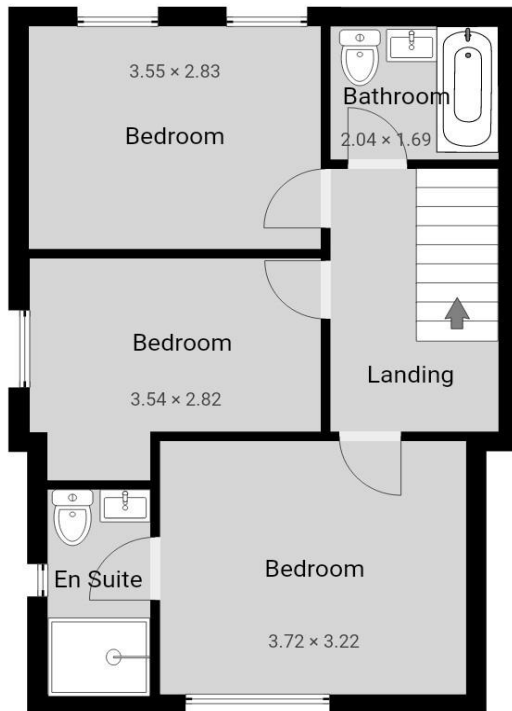
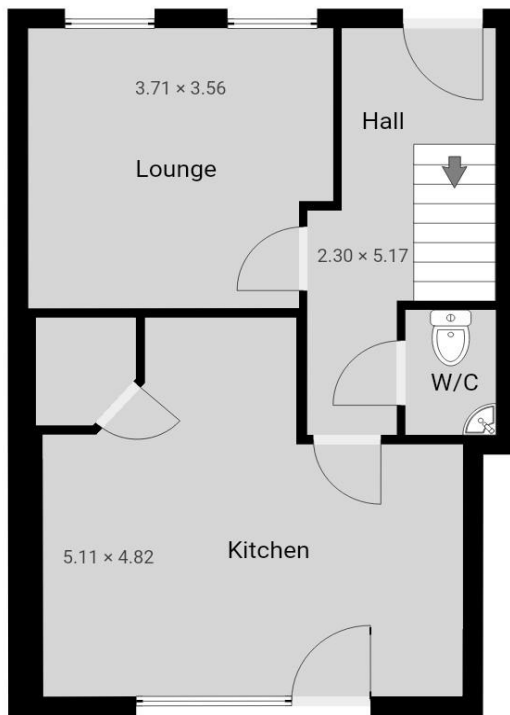
The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Predicted Energy Performance Certificate is currently being obtained by the Developer and should you require any further information on this please contact the Agents Goole Office.

## 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.



# Plot 3



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.