



6 High Street
Airmyn, DN14 8LG

Price Guide £300,000
Offers Invited

Property Features

- Semi-Detached Cottage in sought after Village
- In need of full refurbishment
- 2 Reception Rooms & 3 Double Bedrooms
- Approximately 4 Acres of Land & Riverbank
- Range of Brick Outbuildings

Full Description

THE PROPERTY

A rare opportunity to purchase a Spacious Semi-Detached Cottage which is in need of full refurbishment, being situated in the sought after Village of Airmyn, and includes a range of Outbuildings together with approximately 4 Acres of Agricultural Land and Riverbank at the rear.

The Cottage has the benefit of 2 Reception Rooms, L Shaped Kitchen, 3 Double Bedrooms, and is ideal for those wishing to create an individual bespoke property. The accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Spindled staircase leading to the first floor.

SITTING ROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Stone fireplace.

LIVING ROOM 13' 9" x 13' 3" (4.19m x 4.04m)

Brick fireplace and radiator.

L SHAPED KITCHEN 15' 6" x 14' 9" (4.72m x 4.5m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

REAR ENTRANCE HALL

Door to the rear garden.



FIRST FLOOR

LANDING

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

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

Built in wardrobes, radiator and airing cupboard with cylinder.

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

Radiator.

REAR BEDROOM 14' 9" x 9' 9" (4.5m x 2.97m)

Radiator.

TO THE OUTSIDE

Range of brick OUTBUILDINGS including Workshop with double doors to rear. Piggeries and Store.

Enclosed Garden area to rear.

Outside WC.

Timber Store.

There is approximately 4 Acres of Agricultural Land and Riverbank situated at the rear of the property.

The property has vehicular access and driveway from High Street which provides ample Off Street Parking and also gives access to the Land at the rear.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The property has partial solid fuel fired central heating to radiators from a back boiler to the Living Room open fire, and certain of the windows are double glazed with uPVC framed sealed units.

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

OVERAGE CLAUSE

The Land to the rear of the property is being Sold subject to a 30 year 50% Overage Clause should Planning Permission be granted on the Land for any use other than Agriculture or Equestrian. Further details of which can be obtained from the Agents Office.



COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

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.

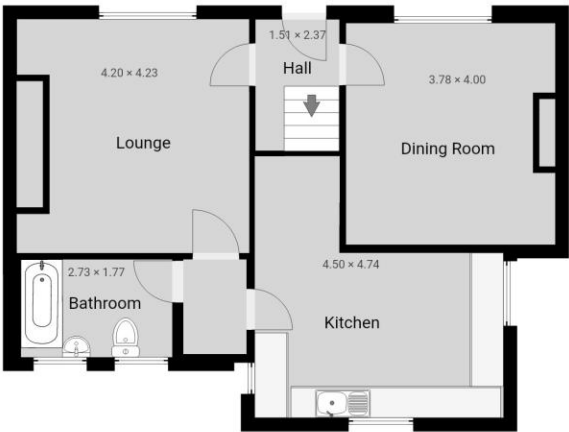
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE CERTIFICATE

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 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