

The Crossings, Airmyn

£200,000

Stephensons
estate agents & chartered surveyors

The Crossings, Airmyn DN14 8LE

Est. 1871

£200,000

A beautifully appointed two-bedroom first-floor apartment, individually designed and constructed by Potton Developments, occupying a particularly attractive position within the popular village of Airmyn. The property provides contemporary open-plan living accommodation, two well-proportioned bedrooms, a private entrance approached via an external staircase and the significant benefit of a garage positioned beneath.

Approached from the side of the property, a private external staircase leads to the first floor and the entrance to the apartment. The accommodation has been designed with modern living in mind, with the principal living space arranged on an open-plan basis to incorporate the kitchen, dining and sitting areas.

The kitchen is finished in a timeless painted style, with a range of wall and base units incorporating integrated appliances, quartz work surfaces and a central island with inset ceramic sink and brass-effect mixer tap. The island provides useful additional preparation space and a natural divide between the kitchen and living areas, whilst retaining the open feel of the room.

Beyond the kitchen, the living and dining space provides a comfortable and versatile area, with sufficient room for both a dining table and generous seating. The proportions and layout make this a particularly practical room for everyday use, whilst the neutral interior provides a clean and understated backdrop for the incoming owner.

The accommodation extends to two bedrooms. The principal bedroom is a well-proportioned double room with fitted mirrored wardrobes providing useful storage, whilst the second bedroom is also of a good size and could equally serve as a guest bedroom, home office or additional living space depending upon requirements.

The bathroom has been finished in a contemporary style, with full-height tiling, a panelled bath with glazed shower screen, WC and wash hand basin with fitted storage. The overall finish is consistent with the remainder of the apartment and has been designed to provide a practical yet well-presented space.

One of the particularly notable features of the property is the substantial garage situated beneath the apartment. In addition to providing secure parking and valuable



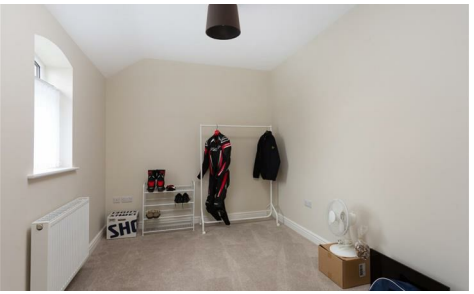




Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Full Fibre Connection - Up to 1600* Mbps download speed
Tenure: Leasehold
EPC Rating: 76 (C)
Council Tax: East Riding Council, Band A
Viewings: Strictly via the agent – Stephensons Estate Agents – 01757 706707
*Download speeds vary by broadband providers so please check with them before purchasing.











storage, the garage adds a degree of versatility that is not commonly associated with apartments of this type.
Externally, the property occupies an attractive position within Airmyn, with a generous, gravelled parking area, providing excellent off-street parking and access to the garage. A lawned area and established planting sit to the front, whilst the brick construction and traditional detailing of the building allow it to sit comfortably within its village surroundings.

The property offers an appealing combination of individual design, low-maintenance accommodation and useful ancillary space, and should be of particular interest to both owner-occupiers and investors.

Airmyn itself is a well-regarded village positioned close to Howden and with convenient access to the M62, making the property well placed for access towards Howden, York, Hull and the wider East Yorkshire and West Yorkshire areas.

The property represents an excellent opportunity to acquire a well-designed and individually built apartment, offering the convenience of modern first-floor living together with the considerable benefit of a private garage and generous parking. Early viewing is strongly recommended and strictly by appointment.

Property Maintenance and Contribution Arrangements:

1. Shared Driveway
The costs of maintaining, repairing and resurfacing the shared driveway shall be divided equally between the apartment and the three houses situated at the front of the development.
Each property shall contribute 25% of the total costs.

2. Apartment Building and Garages
All costs relating to the maintenance, repair and upkeep of the apartment building and garages, including:
- Building structure and foundations
- Roof, including necessary repairs and replacement
- External walls, brickwork and pointing
- Structural repairs to the garages
- External structural maintenance necessary to preserve the buildings shall be apportioned as follows:

Property Contribution
Apartment 62.5%
Front House 1 12.5%
Front House 2 12.5%
Front House 3 12.5%
Total 100%

3. Responsibility for Costs
Each property owner shall be responsible for paying their allocated percentage of the reasonable costs of maintenance and repairs to the relevant shared areas and structures, subject to the terms of the property deeds and any applicable legal agreements.

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Partners:

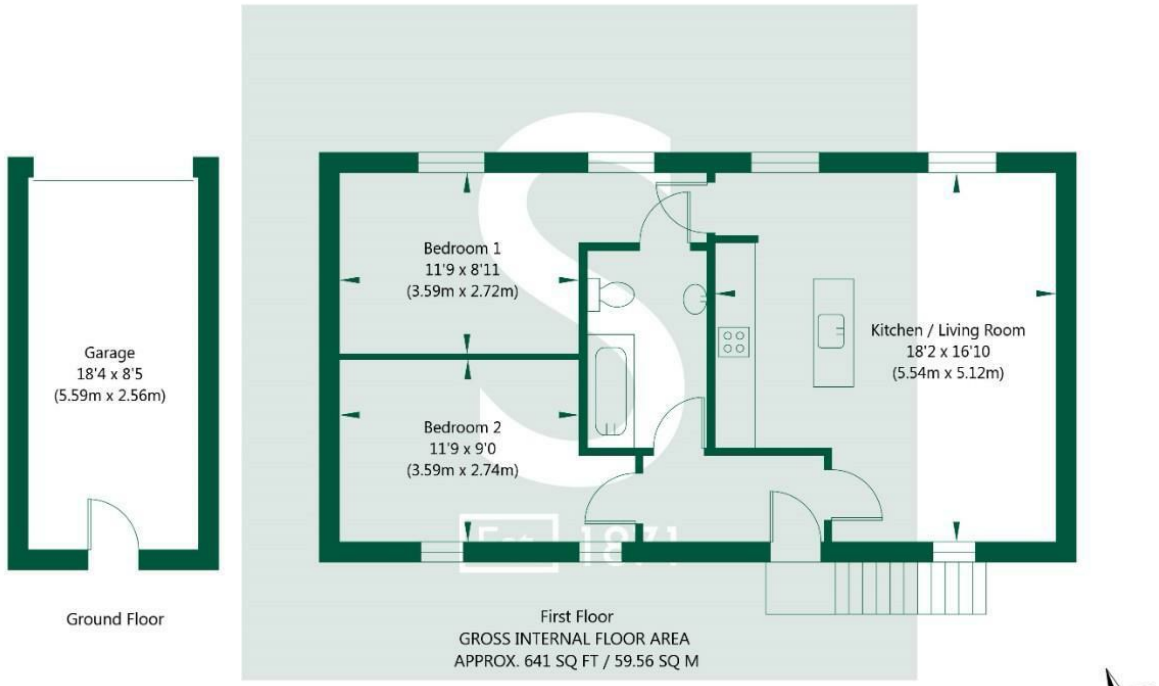
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 641 SQ FT / 59.56 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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