



7 St. Davids View
Airmyn, DN14 8JJ

Asking Price Of £285,000

Property Features

- Refurbished Bungalow in sought after Village
- 20' Lounge & new fitted Kitchen
- 2 Bedrooms, Bathroom & Garage
- Gas CH with new boiler, UPVC DG, & Gardens
- Re-decorated and new floor coverings

Full Description

THE PROPERTY

This consists of a refurbished Detached Bungalow being situated in a small cul-de-sac in an excellent position in the heart 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 property enjoys views over the Village Church to the front and the good sized accommodation which has 20' Lounge, new fitted Kitchen, 2 Bedrooms, new central heating Boiler, new floor coverings throughout and pleasant lawned gardens presently comprises:

ACCOMMODATION

ENTRANCE HALL

UPVC front door.

CLOAKROOM

Coloured suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator.

LOUNGE 20' 6" x 13' 3" (6.25m x 4.04m)

Adam style fire surround housing electric fire. Radiator.

KITCHEN 11' 0" x 8' 0" (3.35m x 2.44m)

Range of new units comprising sink unit, base units with worktops and wall cupboards. Built in double oven and ceramic hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, gas central heating boiler and UPVC door to side.



INNER HALLWAY

Airing cupboard.

REAR BEDROOM 11' 9" x 11' 9" (3.58m x 3.58m)

Radiator.

REAR BEDROOM 9' 6" x 8' 3" (2.9m x 2.51m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin with mirror and cupboards over, and low flush WC. Mixer tap shower over bath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Brick & tiled GARAGE with electric roller door to front, personal door to side and block paved driveway approach from St. Davids View together with additional block paved parking space to front.

Pleasant lawned Gardens to front and rear together with patio areas 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 from the newly installed boiler 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 D, 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 PROCEEDURE

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.

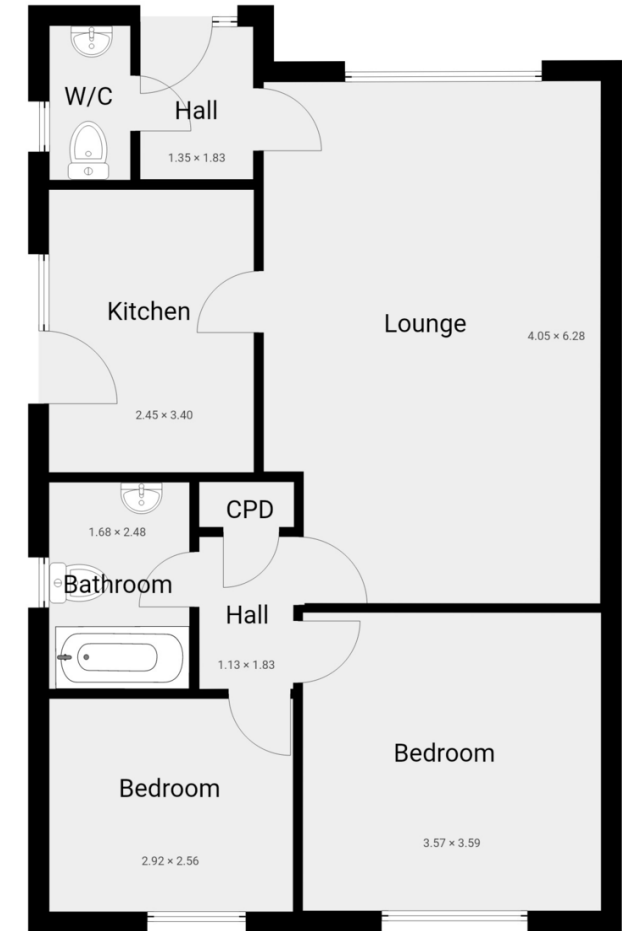
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	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