Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895





The Airmyn Twin by Adally Homes

High Street, Airmyn, Nr Goole, DN14 8LD

Prices From £295,000

Property Features

- A pair of high specification Semi-Detached Cottages by Adally Homes
- Plot 5 - Semi-Detached Cottage with 3 Bedrooms, 2 Bathrooms & Garage
- Plot 6 - Semi-Detached Cottage with 3 Bedrooms & 2 Bathrooms
- A small development of energy efficient homes ideal for families and professionals
- Built with meticulous attention to detail

Full Description

INTRODUCTION

The Airmyn Twin consists of a pair of high specification Semi-Detached Cottages built by Adally Homes being conveniently located in the Riverside Village of Airmyn close to schools, local amenities and transport links, and offers the perfect environment for growing families and professionals alike.

Each Home is built with meticulous attention to detail, and incorporates sustainable building practices utilising superior insulation materials therefore reducing energy costs.

PLOT 5

SEMI-DETACHED COTTAGE WITH 3 BEDROOMS, 2 BATHROOMS AND GARAGE.

GROUND FLOOR

Entrance Hall
Cloakroom with WC
Open Plan Living Dining Kitchen

FIRST FLOOR

Landing
Master Bedroom
Ensuite shower room with WC
Rear Bedroom
Rear Bedroom
House Bathroom with WC

TO THE OUTSIDE

Brick Garage with driveway providing additional parking
Paved forecourt Garden
Seeded rear Garden with patio slab paving

PLOT 6

SEMI-DETACHED COTTAGE WITH 3 BEDROOMS, 2 BATHROOMS AND 2 OFF STREET PARKING SPACES

GROUND FLOOR

Entrance Hall
Cloakroom with WC
Open Plan Living Dining Kitchen

FIRST FLOOR

Landing
Master Bedroom
Ensuite shower room with WC
Rear Bedroom
Rear Bedroom
House bathroom with WC

TO THE OUTSIDE

2 Off Street Parking Spaces
Paved forecourt Garden
Seeded rear Garden with patio slab paving

SERVICES

Both Cottages have mains drainage, water, electricity and gas, together with gas fired central heating to radiators, cream UPVC framed double glazed argon-filled windows and solar panels to the roof.

PREMIUM SPECIFICATION

Bespoke designed contemporary Kitchens with soft-closed cabinets.
Quality worktops with matching upstands.
Under cabinet LED task lighting.
Contemporary white sanitary ware.
Chrome brassware and Thermostatic shower columns.
Designer wall tiling to Bathrooms and Ensuites.
Chrome heated ladder towel rails.
Integrated vanity mirrors with LED lighting.
Elegant white painted internal doors with black furniture.
Contemporary profile architraves and skirtings.
Walls painted in neutral Matt emulsion.
Laminated flooring to ground floors and high quality carpets to Bedrooms.
Low energy LED downlighters to Kitchens, Bathrooms and Corridors.
Landscaped front gardens and seeded rear gardens with patio slab paving.
EV charging socket for modern electrical vehicles.
Solar panels to the roof.

COUNCIL TAX

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

PRICES

Plot 5 - Semi-Detached 3 Bedroom Cottage with Garage - £315,000
Plot 6 - Semi-Detached 3 Bedroom Cottage - £295,000

VIEWING

STRICTLY BY APPOINTMENT ONLY - Please call our Goole Office on 01405 762557.

ILLUSTRATIONS

The Architects Impressions of the properties are for illustrative purposes only.

Should you need any information or clarification regarding the external finishes of the properties please contact the Agents Offices on 01405 762557.

ENERGY PERFORMANCE GRAPHS

A predicted Energy Performance Certificate will be obtained by the Developer.

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.





4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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