

linkagency



Parkfield, Bridge Road, Airmyn, Goole, Goole
£625,000



Parkfield Bridge Road

DN14 8LJ, Goole

- Substantial family property with guest annexe
- Highly energy efficient having been designed and constructed in recent times
- Very spacious lounge and further sitting room within the annexe
- Gas central heating and recently installed wooden frame double glazing
- Car port to the side of the garage with EV charge point
- Walled and gated grounds offering added security and privacy
- Cosy garden "sun" room to the rear with multi fuel stove
- Detached double garage with workshop space built on, impeccably cared for
- Spacious plot with room for large caravan or recreational vehicle
- Wonderful family home which has had a great deal of loving attention in recent years

Occupying a prominent position on Bridge Road, in an envelope behind its own walled garden and frontage, in the charming village of Airmyn, Goole, this immaculate detached house is a splendid family home that perfectly balances modern living with a homely style. Built in the 1990's, the property has since been thoughtfully reimagined and renovated, ensuring it is impeccably perfect both inside and out.

Upon entering, you will be greeted by four generously sized reception rooms, one currently used as a bedroom, providing ample space for family. The three upstairs bedrooms offer a peaceful retreat, while the two upstairs bathrooms ensure convenience for everyone. The layout of the home is designed to maximise comfort and functionality, making it an ideal choice for those seeking a spacious living environment. Having the added advantage of an additional lounge/snug as well as a sun room, perfect for teenagers, grandparents or guests. There is also additional cooker and hob in the utility room which adjoins the guest suite as well as extending to the kitchen and a downstairs shower room.

The property boasts a fabulous forecourt that can easily accommodate up to six cars, eliminating any potential hassle of block parking. This feature is particularly advantageous for families or those who enjoy hosting visitors or who have young adults with their own vehicles.

One of the standout aspects of this home is its picturesque location. With an open outlook over arable fields and a distant view of the River Aire, residents can enjoy the tranquility of village life while still being within easy reach of local amenities. The surrounding countryside offers a serene backdrop, perfect for leisurely walks and outdoor activities.

In summary, this substantial family property on Bridge Road is a rare find, combining spacious living with a beautiful setting. It is an excellent opportunity for anyone looking to settle in a peaceful village while enjoying the comforts of a modern home



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Extra Info

Council tax band: F

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk

Floorplan



Approximate Gross Internal Floor Area = 214.6 sq m / 2310 sq ft
Garage Area = 51.3 sq m / 553 sq ft
Total Area = 265.9 sq m / 2862 sq ft

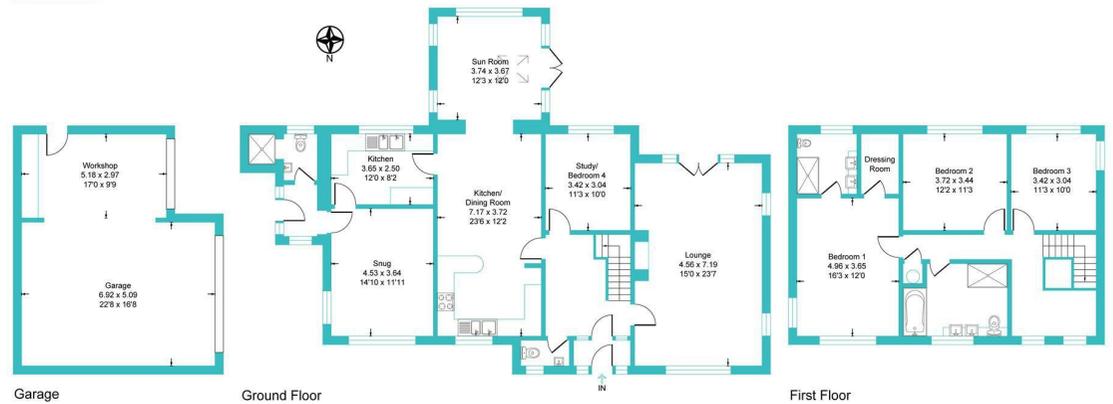


Illustration for identification purposes only, measurements are approximate, not to scale.