Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









5 Chestnut Avenue

Airmyn, DN14 8LH

Asking Price of £325,000

Property Features

- Extended Detached Bungalow in quiet cul-de-sac
- 23' Lounge Diner, Conservatory, 19' Breakfast Kitchen
- 3 Double Bedrooms, Bathroom & Utility
- Gas CH, UPVC DG & Off Street Parking
- Delightful Good Sized Lawned Gardens



Full Description



THE PROPERTY

This consists of an extended Detached Bungalow being situated in a small quiet cul-de-sac in the sought after Village of Airmyn ideally placed for commuting to the cities of Hull, York and Leeds, and is within 1 mile of the M62 Motorway.

The spacious and well presented accommodation includes 23' Lounge Diner, Conservatory, 19' Breakfast Kitchen, 3 Double Bedrooms and delightful Gardens, and presently comprises

ACCOMODATION



ENTRANCE PORCH

Leading to

ENTRANCE HALL

UPVC front door and radiator.

LOUNGE DINER 23' x 15' (7.01m x 4.57m)

Adam style fireplace housing electric fire. 2 radiators, roof light and sliding patio doors into



CONSERVATORY 13' x 9' 3" (3.96m x 2.82m)

2 French doors leading to the rear Garden.

L SHAPED BREAKFAST KITCHEN 19' 3" x 14' 9" (5.87m x 4.5m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in double oven and hob with extractor. Integrated dishwasher, 2 fridges and freezer. Gas central heating boiler, 2 radiators and large picture window overlooking the rear Garden.

UTILITY ROOM 5' 3" x 5' 3" (1.6m x 1.6m)
Wall cupboards, plumbing for auto washer and UPVC framed door to the rear Garden.

FRONT BEDROOM 15' 3" x 9' (4.65m x 2.74m)
Built in wardrobes, cupboards and bedside cabinets. Bay window to front and radiator.

FRONT BEDROOM 11' 6" x 10' 9" (3.51m x 3.28m)
Bay window to front and radiator.

SIDE BEDROOM 10' 9" x 10' (3.28m x 3.05m)
Radiator and leading to

ENSUITE CLOAKROOM
White suite comprising low flush WC and hand washbasin

BATHROOM
White suite comprising panelled in bath, vanity washbasin, shower cubicle and separate toilet with low flush WC. Heated towel rail, ceramic tiled walls and ceramic tiled floor.

COVERED VERANDAH 15' 6" x 5' (4.72m x 1.52m)
Overlooking the rear Garden.

TO THE OUTSIDE
Ample OFF STREET PARKING on the driveway from Chestnut Avenue and to the side of the Bungalow.

The property has good sized predominantly lawned Gardens to the front and rear together with a Patio area at the 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 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 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.

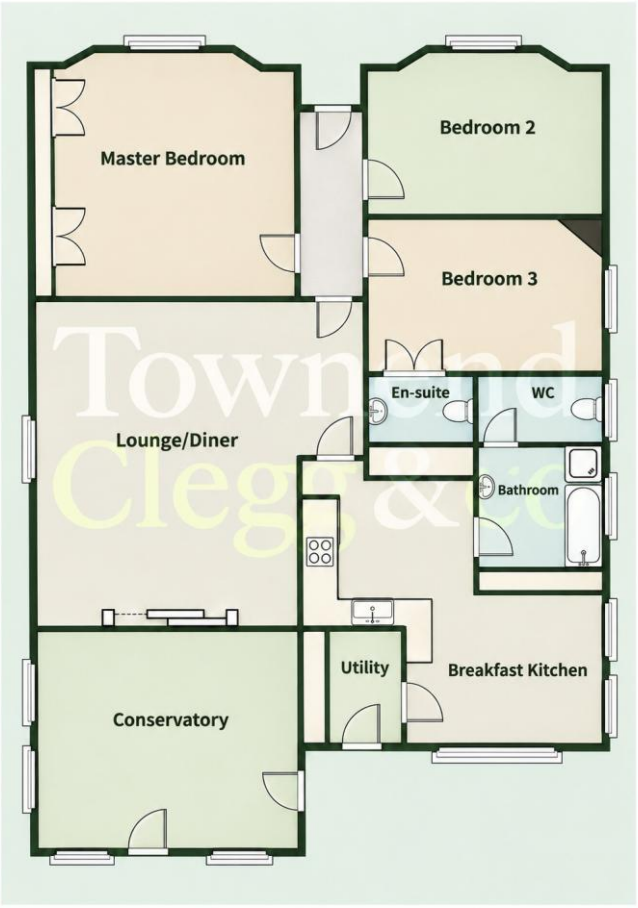
ENERGY PERFORMANCE GRAPHS

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 PLAN

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.





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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 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