



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**15 THE CROSSINGS, AIRMYN, DN14 8LE
ASKING PRICE OF £430,000**





SITUATION

From Goole take the A614 towards Howden. After passing over the M62 take the next left turn and at the "T" Junction turn left into Bridge Road. Follow the road into High Street and after passing through the sharp left hand bend take the second left into The Crossings. As the road bears left, turn right where the property will be found on the left handside.

THE PROPERTY

This consists of a considerably extended Detached Bungalow being situated towards the edge of the sought after Riverside Village of Airmy n which is within 2 miles of the Inland Port Town of Goole, being ideally placed for commuting to the cities of York, Hull and Leeds, and within 1 mile of Junction 36 of the M62 which allows easy access to the major Yorkshire Business Centre. The very spacious and unique accommodation presently comprises:

ACCOMMODATION

ENTRANCE HALL

Radiator and 4 wall lights.



CLOAKROOM

White suite comprising low flush WC and washbasin. Radiator, Velux roof light, ceramic tiled walls and ceramic tiled floor.

LOUNGE 17' 9" x 11' 3" (5.41m x 3.43m)

Period style fireplace with mahogany surround, cast iron inset and marble hearth. Radiator, 3 wall lights and double doors into:

STUNNING LIVING KITCHEN 31' 0" x 23' 3" (9.45m x 7.09m)

KITCHEN AREA

Island unit with sink unit, base units with granite worktops, pan drawers and wall cupboards. Built in ovens, microwave, plate warmer and induction ceramic hob with extractor over. Integrated Dishwasher and wine cooler. Samsung American fridge freezer.

LIVING AREA

Cast Iron multi-fuel stove with stainless steel flue. Vaulted ceiling, downlighters, 4 contemporary radiators, Indian stone floor and 3 Bifold doors to rear garden.



MEZZANINE SITTING AREA 12' 0" x 10' 9" (3.66m x 3.28m)

Large picture window overlooking the rear garden, and approached via a spiral staircase from the Living Kitchen.

STUDY 9' 9" x 7' 0" (2.97m x 2.13m)

Radiator, built in cupboard and leading to:

UTILITY ROOM 9' 9" x 5' 3" (2.97m x 1.6m)

Range of units including sink unit and base units with worktops. Plumbing for auto washer and gas central heating boiler.



FRONT BEDROOM 12' 9" x 10' 9" (3.89m x 3.28m)

Radiator, 2 wall lights and walk in wardrobe.

FRONT BEDROOM 13' 0" x 8' 9" (3.96m x 2.67m)

Radiator and free standing wardrobe.

SIDE BEDROOM 10' 9" x 9' 3" (3.28m x 2.82m)

Radiator and free standing wardrobe.





BATHROOM 10' 3" x 8' 9" (3.12m x 2.67m)

White suite comprising Air Bath with mixer tap shower attachment, 2 vanity wash basins with large mirrors over, low flush WC with concealed cistern, bidet and shower cubicle with twin shower heads. 2 towel rails, 2 Velux roof lights and ceramic tiled walls and floor.

TO THE OUTSIDE

Brick & Tiled DOUBLE GARAGE with double doors to front and driveway approach from The Crossings.

The rear of the Garage has been sectioned off to provide a very useful and high quality WORK FROM HOME SPACE with separate access from the door at the side.

Good sized Gardens to front and rear.

2 Garden Sheds, Wood Stove and Greenhouse.

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 E, 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

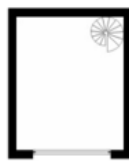
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



FLOOR 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.