



9 High Street

Airmyn, Nr Goole, DN14 8LF

**Asking Price Of £270,000**

# Property Features

- Fully refurbished Detached Cottage in sought after Village
- Sitting Room, Living Room & Stunning Dining Kitchen
- 3 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & long rear Garden with patio area
- A stunning Turn-key Detached Property

## Full Description

### 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 where the property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a fully re-furbished Detached Cottage situated in an excellent position in the sought after Riverside Village of Airmyn and is ideally placed for the cities of Hull, York and Leeds with Junction 36 of the M62 being with one mile allowing easy access to the Yorkshire Business Centres. The stunning Turn-key accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Traditional "Airmyn" front door, tiled floor and leading to:

#### SITTING ROOM 15' 3" x 12' 9" (4.65m x 3.89m)

Recessed fireplace with Cast Iron Wood Burning stove on Yorkstone hearth, radiator and enclosed staircase leading to the first floor.

#### LIVING ROOM 15' 9" x 9' 6" (4.8m x 2.9m)

Rustic brick recessed feature fireplace with Yorkstone hearth, radiator, downlighters and opening into:

#### DINING KITCHEN 17' 9" x 9' 9" (5.41m x 2.97m)

Extensive range of new units comprising sink unit, base units with worktops, drawer unit, larder unit and breakfast bar. Built in oven and hob with extractor over. Integrated washing machine / tumble dryer and dishwasher. Contemporary radiator, downlighters, tiled floor and French doors leading to the rear garden.



## CLOAKROOM

White contemporary suite comprising low flush WC and hand washbasin, Tiled floor.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Sitting Room and opening from the landing which has a radiator are:

**FRONT BEDROOM** 13' 0" x 10' 9" (3.96m x 3.28m)

Radiator.

**REAR BEDROOM** 9' 9" x 9' 3" (2.97m x 2.82m)

Radiator and Velux roof light.

### BATHROOM

White contemporary suite comprising panelled in bath, vanity washbasin and low flush WC. Twin shower heads overbath with side screen. Heated towel rail, downlighters and tiled floor.

## SECOND FLOOR

This is approached via an alternate tread staircase from the enclosed first floor landing which has a radiator, and opens into:

**BEDROOM** 14' 3" x 10' 3" (4.34m x 3.12m)

Radiator.

## TO THE OUTSIDE

Indian Stone patio area to rear which leads to the enclosed south facing garden area.

## 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 A, 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.



Paint X life

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	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