



Sweet Echoes, 63 High Street

Airmyn, Nr Goole, DN14 8LF

**Asking Price Of £325,000**



# Property Features

- Grade 2 Listed Period House in Riverside Village
- 18' Lounge, 16' Dining Room, 28' Kitchen & Utility
- 4 Bedrooms & Bathroom
- Oil CH, Off Street Parking & Superb rear Garden
- Ideally placed for Hull, York, Leeds & J36 of M62



## 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 and proceed around the sharp left hand bend where Sweet Echoes will be found on the left handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Grade 2 Listed Semi-Detached Period House with many original features being situated 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 within one mile allowing easy access to the Yorkshire Business Centres. The spacious accommodation presently comprises:



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Large Cloaks cupboard and skirting radiator.

#### LIVING ROOM 18' 6" x 15' 0" (5.64m x 4.57m)

Original Inglenook fireplace with quarry tiled hearth, beamed ceiling, 3 wall lights, radiator and skirting radiator.

#### DINING ROOM 16' 3" x 9' 6" (4.95m x 2.9m)

Rustic Brick fireplace recess, beamed ceiling, 2 radiators and enclosed staircase leading to the first floor.

#### BREAKFAST KITCHEN 28' 3" x 7' 3" (8.61m x 2.21m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboard. Belling Range Cooker. Beamed ceiling, part ceramic tiled walls, ceramic tiled floor and French doors leading to the rear garden.





#### UTILITY ROOM 5' 3" x 4' 6" (1.6m x 1.37m)

Plumbing for auto washer, oil central heating boiler, and door to rear garden.

#### CLOAKROOM

White suite comprising low flush WC and corner washbasin.

#### FIRST FLOOR

#### LANDING

This is approached via the enclosed staircase from the Dining Room and opening from the Landing which has a radiator and recessed storage space are:

#### FRONT BEDROOM 13' 0" x 12' 0" (3.96m x 3.66m)

Built in cupboards, beam to ceiling and radiator.

#### GUEST BEDROOM 16' 3" x 9' 9" (4.95m x 2.97m)

Shower cubicle and vanity washbasin. Beamed ceiling and radiator.

#### REAR BEDROOM 14' 0" x 7' 3" (4.27m x 2.21m)

Built in cupboard and drawers. Radiator.

#### REAR BEDROOM 9' 3" x 7' 3" (2.82m x 2.21m)

Radiator.

#### BATHROOM

White suite comprising panelled in bath with mixer tap shower attachment, vanity washbasin and low flush WC. Heated towel rail and part ceramic tiled walls.

#### TO THE OUTSIDE

Off Street PARKING SPACE to rear with Right of Way access from The Crossings over a driveway owned by Yorkshire Water.

The property has a superb fully enclosed rear garden with an array of mature shrubs and trees, together with Patio area and Summerhouse.

#### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is oil 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 C, 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.

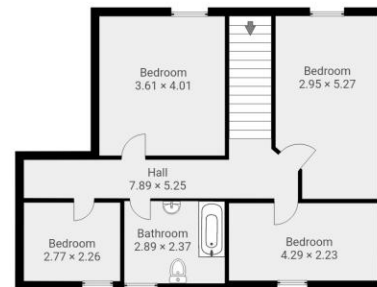
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC347 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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