



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

THE COURTS, PARK ROAD, AIRMYN, DN14 8LQ  
ASKING PRICE OF £295,000





#### 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 proceed around the sharp left hand bend. Take the first left turn into The Paddock and at the T Junction turn left into Park Road where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

#### THE PROPERTY

This consists of a highly individual Detached Bungalow being situated in an excellent position in the sought after Riverside Village of Airmyn and is ideally placed for Hull, York, Leeds and Junction 36 of the M62 which allows easy access to the major Yorkshire Business Centres. The spacious accommodation which is in need of updating presently comprises:

#### ACCOMMODATION

#### ENTRANCE VESTIBULE

Oak panelled walls and parquet floor.



#### HALLWAY

Radiator, 2 wall lights and large cloaks cupboard.

#### LOUNGE 21' 6" x 14' 3" (6.55m x 4.34m)

Adam style fireplace surround with marble recess and hearth. Large picture window overlooking the rear garden and skirting radiator.

#### DINING ROOM 12' 0" x 10' 9" (3.66m x 3.28m)

Patio doors leading to the rear garden.

#### KITCHEN 12' 6" x 7' 0" (3.81m x 2.13m)

Range of units comprising sink unit, base drawer units with worktops over, wall cupboards and larder unit. Built in oven and hob with extractor over. Integrated fridge. Downlighters and ceramic tiled walls.

#### UTILITY ROOM / CLOAKROOM 7' 3" x 5' 6" (2.21m x 1.68m)

Plumbing for auto washer, oil central heating boiler, ceramic tiled walls and low flush WC.

#### REAR HALLWAY

Ceramic tiled walls.

#### INNER HALLWAY

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

Range of mirror fronted wardrobes, oak panelled walls and leading to:

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Oak panelled walls.

#### FRONT BEDROOM 19' 6" x 11' 0" (5.94m x 3.35m)

Range of built in wardrobes with centre dressing table, cupboards and drawers with vanity washbasin. Radiator and 3 wall lights.

#### HOUSE BATHROOM

White suite comprising corner bath with shower attachment, wash basin and low flush WC. Heated towel rail and ceramic tiled walls and floor.

#### TO THE OUTSIDE

Two brick GARAGES with tarmac driveway from Park Road which provides extensive additional off street parking facilities.

The property stands in good sized mature gardens with York Stone paved Courtyard to front and enclosed lawned Garden to rear with patio area and ornamental pond.





### 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 Hardwood 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 (CO<sub>2</sub>) Impact Rating Graphs are shown.



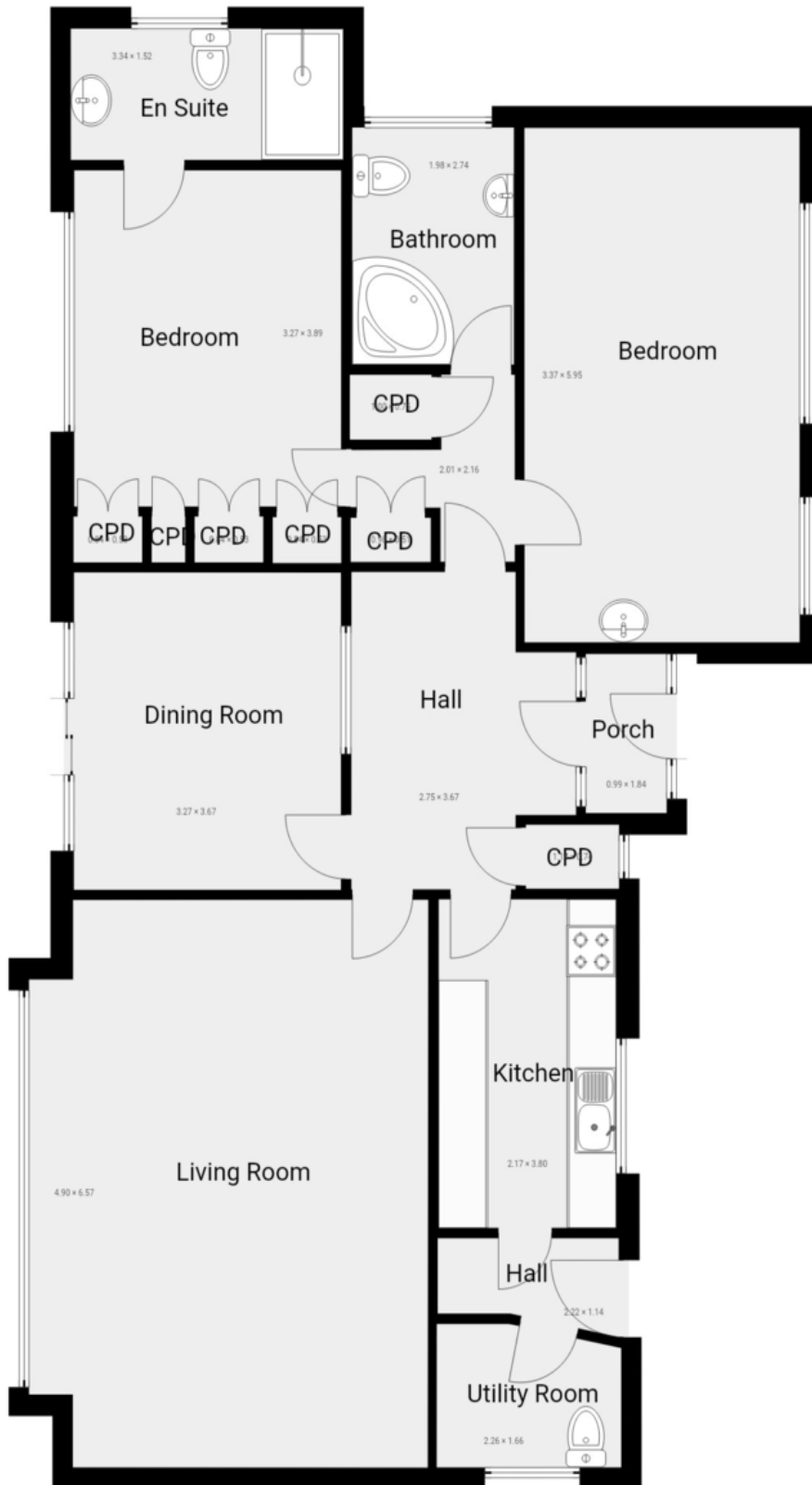
### FLOOR PLANS

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		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.