



**Townend
Clegg & Co**

CHARTERED SURVEYORS SINCE 1895

**3 PERCY DRIVE, AIRMYN, DN14 8NZ
ASKING PRICE OF £425,000**





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. Take the next right turn into Percy Drive where the property will be found in an excellent tucked away position on the left hand side.

THE PROPERTY

This consists of a stunning Detached Bungalow being situated in a small quiet cul-de-sac 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 superbly presented and spacious accommodation comprises:

ACCOMMODATION

ARCHED ENTRANCE PORCH

Leading to:



SPACIOUS ENTRANCE HALL

Composite front door, large cloaks cupboard, 2 radiators and linen cupboard.

LOUNGE 19' 9" x 15' 3" (6.02m x 4.65m)

Recessed fireplace housing wood burning stove on stone hearth. Radiator, 2 wall lights, French doors leading to the garden, and double doors into:

STUNNING LIVING KITCHEN 23' 9" x 19' 6" (7.24m x 5.94m)

Extensive range of units comprising sink unit, base units with quartz worktops and wall cupboards.

NEFF Double oven and ceramic hob with extractor over. Integrated dishwasher. Island unit with Breakfast Bar. Contemporary radiator, downlighters, radiator and French doors leading to the garden.

UTILITY ROOM 7' 6" x 6' 3" (2.29m x 1.91m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Part ceramic tiled walls and gas central heating boiler.

MASTER BEDROOM 15' 3" x 10' 3" (4.65m x 3.12m)

Range of built in wardrobes, radiator and leading to:

DRESSING ROOM 4' 9" x 4' 9" (1.45m x 1.45m)

Hanging space with fitted drawers and shelves.

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin with tiled splash back and low flush WC. Heated towel rail, downlighters and ceramic tiled floor.

FRONT BEDROOM 11' 3" x 10' 6" (3.43m x 3.2m)

Range of built in wardrobes and drawers, and radiator.

FRONT BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Radiator.

STUDY / 4TH BEDROOM 10' 9" x 7' 9" (3.28m x 2.36m)

Built in cupboards, and radiator.

HOUSE BATHROOM

White suite comprising large bath with shower attachment, vanity washbasin with drawers under, low flush WC and body jet shower cubicle. Heated towel rail, downlighters and ceramic tiled walls.





TO THE OUTSIDE

Brick & tiled DOUBLE GARAGE 19' x17'9" with electric up and over door to front, personal door to side, power laid on and block paved driveway from Percy Drive which provides additional off street parking.

Delightful predominately lawned gardens to side with pergola and patio areas.

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.



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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