



Apartment, The Crossings

Airmyn, DN14 8LE

**Asking Price Of £215,000**

# Property Features

- Stunning First Floor Apartment
- Living Kitchen 18' x 17' with appliances
- 2 Double Bedrooms & Bathroom
- Air Source Heating, UPVC DG & Garage
- Small select Development in Riverside Village



## 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. Turn left into The Crossings 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 stunning First Floor Apartment being situated over a Garage Block which is part of a small select Development in the centre of the sought after Riverside Village of Airmyn which is ideally placed for the Cities of Hull, York and Leeds. Junction 36 of the M62 is within one mile allowing easy access to the Yorkshire Business Centres.

Airmyn has a good selection of local amenities including Public House, excellent Primary School, Church, Village Hall and Playing Fields. The good sized accommodation comprises:

### ACCOMMODATION

#### EXTERNAL STAIRS

Stone steps with wrought iron balustrade leading to:

#### HALLWAY

UPVC framed glazed door and oak floor.

#### LIVING KITCHEN 18' 0" x 16' 9" (5.49m x 5.11m)

Extensive range of units comprising sink unit, base units with granite worktops, wall cupboards and Island Unit. Built in oven and hob with extractor over. Integrated dishwasher and fridge freezer. 2 Radiators.



### MASTER BEDROOM 18' 0" x 9' 0" (5.49m x 2.74m)

Radiator and door leading to the Bathroom.

### BEDROOM 14' 6" x 9' 0" (4.42m x 2.74m)

Radiator.

### BATHROOM

Contemporary white suite comprising panelled in bath, washbasin and low flush WC. Shower over bath with side screen. Heated towel rail, ceramic tiled walls and porcelain tiled floor.

### LOFT

There is access via a retractable ladder into the loft space which has a light.

### TO THE OUTSIDE

Brick GARAGE with electric door to front, plumbing for auto washer and personal door from the paved patio area. The garage is situated in the garage block under the property and there are 2 additional Off Street Parking Spaces in the Parking area.

Paved Patio Area to the front of the Garage Block.

### SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. The property has air source heating to radiators and all windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

### 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.

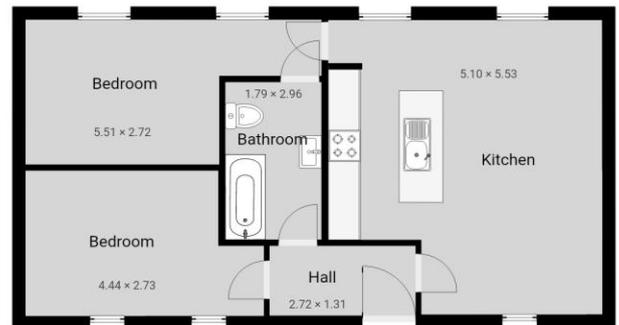
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Predicted Energy Performance Certificate is currently being obtained by the Developer and should you require any further information on this please contact the Agents Goole Office.

## 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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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