



Parsons Walk
Airmyn
DN14 8LP

£245,000

- Individual Detached House
- 3 Double Bedrooms
- Modern Kitchen & Appliances
- Utility & Dining Room
- Superb Tiled Bathroom
- Db Garage with Inspection Pit
- Landscaped Gardens
- EPC Rating C

91 Pasture Road T. 01405 780 666
Goole F. 01405 762 942
East Yorkshire E. info@housesetc.co.uk
DN14 6BP www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



WHY HOUSESETC?

Multi 5 star rated, award winning professional qualified & accredited. Visit www.housesetc.co.uk, our easy-to-use, responsive website offers useful hints & tips for buyers & sellers which could help save you £1000's, including: viewing guides, local school, transport & crime information, additionally there is a useful 'Feedback' section which now carries scores of video testimonials.

Please follow us on Social media where we aim to keep you entertained and updated with the very latest property news & views, as well as posts of all our 'new' & 'reduced price' properties and much much more.

Register now for 'Priority Property Alerts', don't miss out on your dream home.

If you have a property to sell, book your FREE valuation appointment now!

Many thousands of agents including Housesetc are advertising their new & exclusive properties with OnTheMarket.com first, to see these properties set up an instant alert today and you'll automatically receive an email detailing properties that match your requirements.

PROPERTY SUMMARY

Housesetc Airmyn- Enjoying a popular rural village location, this high quality detached house benefits for gas condensing CH & fitted solar panels, Upvc DG, superb landscaped front garden, generous fully enclosed rear garden with patio & decking areas and double garage with inspection pit. The spacious living accommodation briefly comprises to the groundfloor: entrance lobby, reception hallway, cloakroom, lounge, fully fitted modern kitchen with integrated appliances, utility room, dining room and conservatory. To the first floor are three double bedrooms and a spacious high quality house bathroom with double shower cubicle. Viewing is highly recommended.

ENTRANCE

Wood grain effect Upvc double glazed and leaded patio doors open into

ENTRANCE LOBBY 2' 7" x 10' 9" (0.79m x 3.28m)

Useful entrance lobby ideal for cloaks and shoes with laminate wood flooring, timber entrance door with leaded inserts leads into

RECEPTION HALLWAY 12' 0" x 11' 4" max (3.66m x 3.45m)

Charming entrance hallway benefits from exposed beam to the ceiling, radiator, useful under stairs storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

GROUND FLOOR CLOAKS 5' 7" x 5' 11" (1.7m x 1.8m)

Spacious ground floor cloaks with tiled flooring and exposed beams to the ceiling and ceiling mounted spot lights, radiator, fitted with modern white suite comprising concealed low level flush w.c and vanity wash hand basin set in oak effect storage units, wood grain effect Upvc double glazed window to the side.

LOUNGE 15' 0" max x 11' 6" max (4.57m x 3.51m)

With impressive working open cast iron fire place with raised tiled hearth and timber Adam style fire surround, polished timber beams to the ceiling, timber delft rack, four fitted wall lights, radiator and twin Upvc double glazed leaded wood grain effect windows over looking the front garden.

KITCHEN 10' 11" x 11' 4" (3.33m x 3.45m)

Fully fitted modern kitchen with a good variety of wall and base units with under lights, finished in Cherrywood effect with stainless steel T-bar door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, Integrated freezer, dishwasher, double electric oven and four ring gas hob with stainless steel chimney extractor hood above. 1 & 1/2 bowl stainless steel sink with mixer tap, tiled flooring, polished beams to the ceiling and ceiling mounted spot lights. Radiator and wood grain effect Upvc double glazed window provides views over the rear garden. Internal door leads into

UTILITY ROOM 9' 11" x 7' 10" (3.02m x 2.39m)

With fitted wall and base units to match kitchen plus wine rack, marble effect work surfaces with co-ordinating ceramic splash back tiling, space and plumbing for automatic washer and dryer, wall mounted Worcester gas combi condensing boiler, single bowl stainless steel sink, with mixer tap, radiator and wood grain effect Upvc double glazed window to the rear and front with timber stable type door to the front.

DINING ROOM 10' 5" max x 11' 6" max (3.18m x 3.51m)

With polished timber beams to the ceiling, delft rack, good quality oak effect laminate wood flooring, radiator and

91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



dining room opens up into

CONSERVATORY 8' 11" x 9' 1" (2.72m x 2.77m)

With good quality oak effect laminate wood flooring running through from dining room, comprises of wood grain effect Upvc double glazed units set on brick base, bespoke fitted window blinds and clear double glazed roof. Ceiling mounted lights, power points and double radiator. Upvc double glazed wood grain effect double doors open out into the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Charming turning staircase with painted turned spindles and balustrade benefits from substantial wood grain effect Upvc double glazed opaque window to the side leads to galleried landing with painted timber spindles and balustrade, coving to the ceiling, access to roof void and internal doors leading off.

BEDROOM ONE 14' 2" x 11' 6" (4.32m x 3.51m)

Spacious master bedroom, having coving to the ceiling, brushed chrome ceiling mounted spotlights, radiator and wood grain effect Upvc double glazed window with excellent views to the rear.

BEDROOM TWO 8' 11" x 11' 6" (2.72m x 3.51m)

Good size second bedroom with coving to the ceiling, ceiling mounted spot lights, radiator and twin wood grain effect Upvc double glazed leaded windows with fitted blinds to the front.

BEDROOM THREE 11' 1 max" x 11' 4" max (3.38m x 3.45m)

Third good sized double bedroom, benefits from coving to the ceiling, ceiling mounted spot lights, radiator and Upvc double glazed wood grain effect leaded bow window provides excellent views over the front garden.

BATHROOM 11' 0" max x 8' 4" max (3.35m x 2.54m)

Spacious and elegant house bathroom benefits from high quality ceramic tiled walls and timber effect floor covering, fitted with high quality suite comprising vanity wash hand basin set in timber effect unit, contemporary style mixer tap and illuminated vanity mirror with shelving above. Electric shaver point, panelled bath with contemporary style mixer tap and telephone style shower attachment. Dual low level flush w.c and double independent step in shower cubicle fitted with Galaxy Aqua electric shower, two stainless steel ladder style towel radiators, useful shelved storage cupboard with radiator, recessed ceiling spot lights, coving to the ceiling and wood grain effect Upvc double glazed opaque

window providing excellent views to the rear.

EXTERNAL

FRONT

To the front of the property is a beautifully presented and well stocked mature garden briefly incorporating pebbled areas with raised well stocked flower beds formed with reclaimed sleepers containing a good variety of mature shrubs, plants and trees, shrub perimeter hedging opens up to block paved driveway providing multi vehicle off street parking and blocked paved walkway leads to storm porch with courtesy coach lighting to front door and further timber door into utility, security lights and cold water and power supply. Double timber gates provide vehicular access to the rear.

REAR

To the rear is a fully enclosed and beautifully presented garden comprising immediately behind the property paved patio area with lighting and key block edging leading to slate garden with paved walkway and flower beds which then leads to two raised timber decking areas with matching timber spindles and balustrade and timber trellis fencing and further power supply. Block paved driveway leads to garage. The garden is fully enclosed with good quality timber perimeter fencing incorporating concrete posts and gravel boards, block paved walkway leads to the rear of the garage to storage area with concrete sectional solid fuel store, well stocked borders and timber pedestrian access door into garage.

GARAGE

Double brick built detached garage with up and over door having the benefit of both power and light, vehicle inspection pit and useful eaves storage space.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING & APPLIANCES

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.



...we lovesellinghouses

housesetc™

LOCATION

From our offices on Pasture Road head towards Centenary Road take a left at the mini roundabout onto Centenary Road, at the end of the road turn right onto Airmyn Road, at the next roundabout take a left into Airmyn then turning left onto The Crossing and then left again onto Parsons Walk where the property can be found on the right hand side and identified by our Housesetc for sale board.

Council Tax: D



91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



91 Pasture Road
Goole
East Yorkshire
DN14 6BP

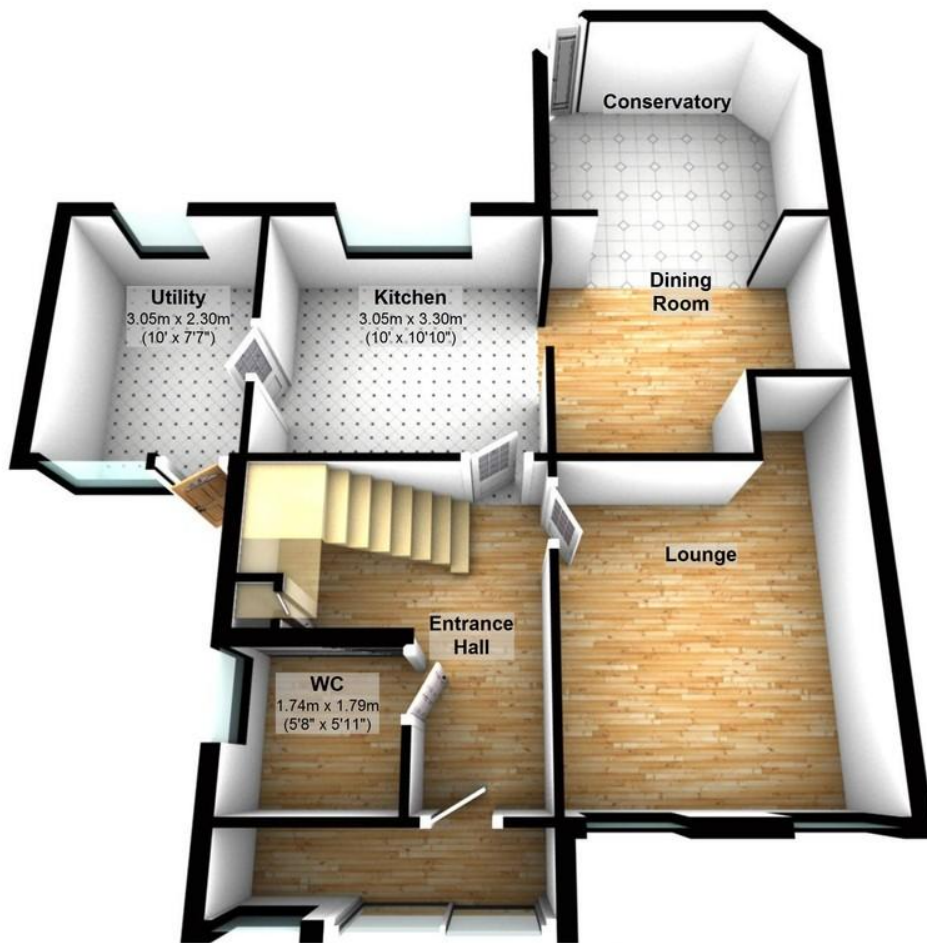
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA



Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.



First Floor

Approx. 55.5 sq. metres (597.1 sq. feet)

