



# The Crossings Airmyn DN14 8LE

£275,000

- Individual Detached House
- Four Double Bedrooms
- Two Modern Bathrooms
- Superb Dining Kitchen
- Integrated Appliances
- Garage & Driveway
- Extensive Private Gardens
- EPC Rating 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

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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Airmyn- Individual detached property situated in a cul de sac in the popular rural village of Airmyn. With extensive private rear gardens including decking area, water feature & brick storage unit, multi vehicle parking and substantial garage, viewing is strongly recommended. The accommodation comprises to the groundfloor: entrance hallway, superb modern dining kitchen with integrated appliances, lounge with views over rear garden, modern groundfloor bathroom and two double bedrooms. To the first floor are two further substantial double bedrooms, one with walk-in wardrobes, both with views over open fields and a stunning first floor bathroom. The property has fitted CCTV, gas combination boiler & double glazing throughout.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc wood grain effect side entrance door with double glazed opaque panelled insert leads into

**RECEPTION HALLWAY** Spacious and light reception hallway benefits from oak effect laminate wood flooring, hardwired smoke alarm, central heating radiator, recessed ceiling spotlights, stairs rising to first floor accommodation and internal doors leading off.

**DINING KITCHEN** 13' 0 average" x 19' 8 max" (3.96m x 5.99m) Fully fitted modern kitchen (refitted in 2013) boasts a good variety of wall and base units finished in high gloss cream with stainless steel style door and drawer furniture, marble effect food preparation surfaces and co-coordinating ceramic splash back tiling, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated dishwasher, double refrigerator and freezer, plumbing for automatic washing machine, space for dryer, additional utility sink with further contemporary style mixer tap, fitted stainless steel finish range cooker incorporating fan assisted electric oven and hob and additional food warmer with stainless steel splash back and co-ordinating chimney style extractor hood, recessed ceiling spotlights, central heating radiator, smoke alarm, wood grain effect Upvc double glazed Georgian style window providing stunning views over the rear garden whilst wood grain effect Upvc door with matching side panel opens out onto decking area. Internal door leads into

**LOUNGE** 15' 10" x 19' 9" (4.83m x 6.02m) Spacious lounge with double central heating radiator, recessed ceiling spotlights, coving to the ceiling, wood grain effect Upvc double glazed Georgian style window to the side and wood grain effect Upvc double glazed bow window provides excellent views overlooking the rear garden.

**BEDROOM ONE** 16' 5" x 8' 4" (5m x 2.54m) Benefits from fitted wardrobe providing both hanging rail and storage shelving finished in light oak effect, recessed ceiling spotlights, coving to the ceiling, central heating radiator and wood grain effect Upvc double glazed Georgian style window with fitted roller blind overlooking the front.

**BEDROOM TWO** 11' 0 average" x 11' 0 max" (3.35m x 3.35m) With fitted wardrobe finished in light oak effect providing both hanging rail and storage shelving, coving to the ceiling, recessed ceiling spotlights, central heating radiator and wood grain effect Upvc double glazed Georgian style window with fitted vertical blinds overlooking the front.

**GROUND FLOOR BATHROOM** 10' 10 max" x 5' 6 max" (3.3m x 1.68m) Elegant ground floor bathroom with modern white suite comprising pedestal wash hand basin, panelled bath and low level flush W.C. With good quality ceramic tiled walls to dado rail height and tiled flooring, recessed ceiling spotlights, electric shaver point, central heating radiator and wood grain effect Upvc double glazed Georgian style opaque windows to the side.

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## FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Staircase with attractive glazed blocks into kitchen, stained timber handrail leads to landing with painted turned timber spindles and stained balustrade above, central heating radiator, recessed ceiling spotlights, access to eaves storage space, useful walk in shelved storage cupboard and timber framed double glazed Velux roof window to the rear.

**BEDROOM THREE** 21' 5 max" x 15' 3" (6.53m x 4.65m)  
Spacious first floor bedroom benefits from recessed ceiling spotlights, central heating radiator and wood grain effect Upvc double glazed Georgian style turret window with fitted window seat providing views over fields. Internal door leads into

**WALK IN WARDROBE** 5' 9" x 10' 9" (1.75m x 3.28m) Fully fitted walk in wardrobe with a good supply of storage shelving, hanging rails and recessed ceiling spotlights.

**BEDROOM FOUR** 20' 4 max" x 13' 2 max" (6.2m x 4.01m)  
Extremely spacious first floor bedroom with recessed ceiling spotlights, central heating radiator, fitted window seat with storage beneath and wood grain effect Upvc double glazed Georgian style windows providing views over adjoining fields.

**FIRST FLOOR BATHROOM** 6' 9" x 12' 11" (2.06m x 3.94m)  
Stunning first floor bathroom (fitted in 2013) fitted with high quality white suite comprising dual his and hers vanity wash hand basins with contemporary style mixer taps set in timber effect unit with matching illuminated shelving and twin vanity mirrors, panelled bath with contemporary style mixer tap and telephone style shower attachment and independent step in quadrant shower cubicle with mains fed shower and additional monsoon style shower head. Benefits from excellent quality tiled flooring and co-ordinating tiled walls to dado rail height, stainless steel ladder style towel radiator, fitted storage cupboard containing gas combination boiler, electric shaver point, recessed ceiling spotlights and twin Upvc double glazed Velux roof windows to the rear.

## EXTERNAL

**FRONT** Immediately in front of the property is a low maintenance hard core area providing multi vehicle off street parking. Driveway leads to brick and block built garage (18' x 19' 11") with up and over roller door having the benefit of both power and light connected with wood grain effect Upvc double glazed Georgian style window to the side.

Paved walkway leads to side entrance door with security lights and good quality timber perimeter fencing incorporating brick and concrete pillars and concrete gravel boards. Timber pedestrian access gate leads to the rear whilst hard core driveway runs round to the far side of the property providing additional parking if required with outside security lights.

**REAR** To the rear is a substantial mature garden, immediately behind the property is a good sized raised timber decking area with outside lights, cold water and power supply. Brick built storage shed (formally garage) with timber entrance door. To the side of the decking area is a raised brick water feature including water fall and pond. Step down to mature lawned garden with a vast array of mature shrubs, plants and trees and raised roll edge planting area with further shrubs. To the rear of the garden is another good quality timber fence with opening leading to additional mature lawned garden with raised vegetable garden, timber perimeter fencing and a vast array of mature shrubs, plants and trees with a further timber decking area to the rear of the garden. The property benefits from Upvc wood grain effect windows and doors and Upvc soffits and fascias throughout.

**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 AND 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.

**LOCATION** Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to A614 / Airmyn Road, turn left on to Ferry Lane and turn left on to Bridge Road. Follow into the village of Airmyn where the road name changes to High Street. Turn left on to The Crossings and turn right and head to the bottom of the cul de sac where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: E







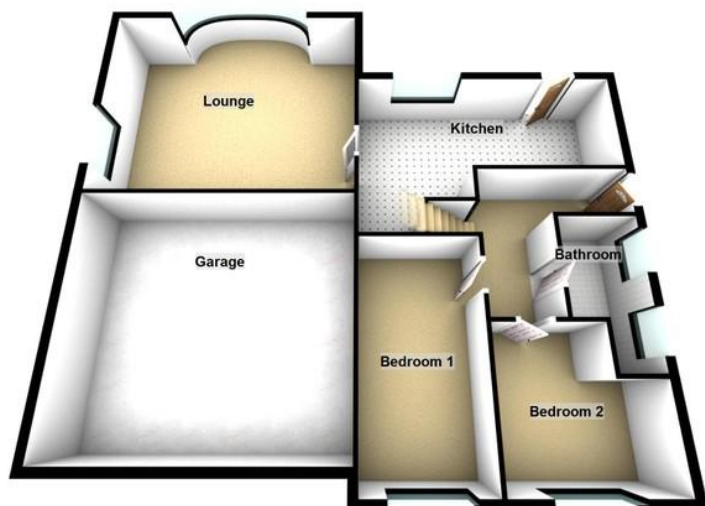
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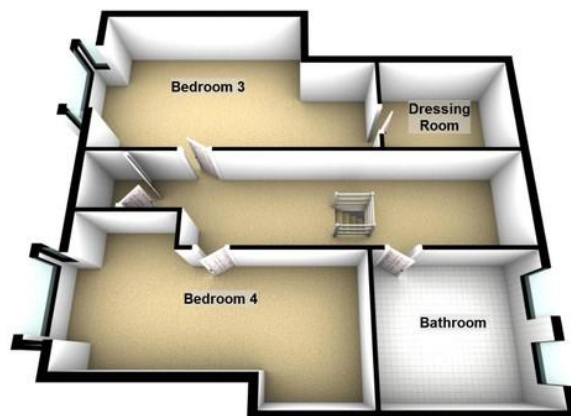
**Ground Floor**

Approx. 120.1 sq. metres (1292.8 sq. feet)



**First Floor**

Approx. 86.2 sq. metres (927.6 sq. feet)



Total area: approx. 206.3 sq. metres (2220.4 sq. feet)



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