



# The Paddock Airmyn DN14 8LU

£250,000

- Extended Detached House
- 4 Double Bedrooms
- Modern En Suite
- Spacious Dining Kitchen
- Utility & G'floor WC
- Study & Conservatory
- Gardens & Db Garage
- EPC Rating TBC



91 Pasture Road    **T. 01405 780 666**  
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Registered in England No 8047217 Registered Office: Suite One,  
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### PROPERTY SUMMARY

Housesetc Airmyn- Located in a sought after village location with excellent access to the motorway network, this extended detached house benefits from oil-fired CH, majority hardwood DG windows, block-paved drive, double garage & gardens and is available with immediate vacant possession. The spacious living accommodation briefly comprises: entrance porch, entrance hallway, spacious lounge, conservatory, dining room, fitted dining kitchen with appliances, utility room, groundfloor WC and study. To the first floor are 4 double bedrooms, modern en suite shower room and wardrobes to master and good quality house bathroom.

### ENTRANCE PORCH

Useful entrance porch with hardwood glazed leaded door and matching floor to ceiling windows with hard wearing tiled flooring, secure timber door leading into

### RECEPTION HALLWAY

With full height timber framed opaque glazed window, radiator, coving to the ceiling, useful under stairs storage cupboard with cloak hanging, attractive stair case rising to first floor accommodation and internals leading off.

### LOUNGE 19' 10" x 12' 0" (6.05m x 3.66m)

Spacious lounge with timber Adam style fire surround, marble effect back and raised hearth housing coal effect electric fire, coving to the ceiling, twin ceiling mounted lights, two radiators, archway through into dining room whilst double timber doors with leaded glass inserts and matching timber framed double glazed leaded windows leads through into

### CONSERVATORY 14' 0" x 11' 2" (4.27m x 3.4m)

Spacious good quality conservatory benefits ceramic tiled

flooring, ceiling mounted fan light, double radiator and comprise of Upvc double glazed units set on brick base with stained and leaded glass sky lights, power points and Upvc double glazed double doors with stained and leaded skylight opens into the rear.

### DINING ROOM 14' 2" x 10' 5" (4.32m x 3.18m)

Good sized dining room with coving to the ceiling, double radiator, ceiling mounted light and two matching wall lights, timber framed double doors with double glazed leaded inserts opening into the rear.

### GROUND FLOOR W.C. 3' 7" x 7' 1" (1.09m x 2.16m)

With oak effect laminate wood flooring, dado rail, coving to the ceiling, fitted with modern white suite comprising wall mounted wash hand basin with ceramic tiling, low level flush w.c. and radiator.

### DINING KITCHEN 15' 11"max x 10' 11"max (4.85m x 3.33m)

Spacious and fully fitted dining kitchen with a good variety of wall base and display units with oak front and Gothic door and drawer furniture, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling. Integrated double electric oven and matching four ring electric hob with filter hood above, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, space and plumbing for dishwasher, panelled ceiling with twin ceiling mounted lights, radiator, timber framed double glazed leaded windows to both side and rear, internal timber door with glazed inert leads into

### UTILITY ROOM 5' 7" x 7' 11" (1.7m x 2.41m)

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With fitted wall, base and larder unit, marble effect preparation surfaces and co-ordinating ceramic splash back tiling, single bowl stainless steel sink, plumbing and space for automatic washer, timber framed double glazed leaded window to the rear and timber door with opaque glazed insert opens out into the rear garden.

**OFFICE / STUDY 8' 5" x 11' 0" (2.57m x 3.35m)**

Fitted with laminate wood flooring, coving to the ceiling, radiator, dado rail and timber framed double glazed window over looking the front garden.

**FIRST FLOOR ACCOMMODATION**

**STAIRS AND LANDING**

Staircase comprises painted turned timber spindles with balustrade above leads to galleried landing with access to roof void, radiator useful shelved storage cupboard with hot water cylinder and internal doors leading off.

**BEDROOM ONE 12' 4"max x 12' 0" (3.76m x 3.66m)**

Good size master bedroom with coving to the ceiling, useful slide robe style wardrobes with oak effect doors providing both hanging rail and storage shelving, coving to the ceiling, dado rail, radiator and timber framed double glazed leaded window over looking the front, internal door leading into

**EN SUITE 5' 4" x 7' 1" (1.63m x 2.16m)**

High quality en-suite shower room with ceramic tiled walls and fitted with modern white suite comprising low level flush w.c, pedestal wash hand basin, independent step in quadrant shower cubicle fitted with waterproof marble effect walling and Myra electric shower, coving to the ceiling, electric extractor fan and shaver point, fitted vanity mirror, radiator and timber framed double glazed leaded window to the front.

**BEDROOM TWO 13' 5" x 10' 11" (4.09m x 3.33m)**

With integral fitted storage cupboard providing both hanging rail and storage shelving, charming sloping ceiling with beam, coving to the ceiling, radiator, timber framed double glazed leaded windows to both front and side.

**BEDROOM THREE 9' 5" max x 12' 0" (2.87m x 3.66m)**

With fitted laminate wood flooring, coving to the ceiling, radiator, timber framed double glazed leaded window with fitted window blind over looking the rear.

**BEDROOM FOUR 9' 8" max x 11' 0" max (2.95m x 3.35m)**

Spacious fourth bedroom, having coving to the ceiling, radiator and timber framed double glazed leaded window with fitted window blind to the rear.

**BATHROOM 6' 0" x 10' 6"max (1.83m x 3.2m)**

Benefitting from ceramic tiled walls to dado rail height and high quality white suite with gold effect fittings comprising low level flush w.c, pedestal wash hand basin and panelled bath with mixer tap and telephone style shower attachment. Panelled ceiling, radiator and timber framed double glazed leaded window to the rear.

**EXTERNAL - FRONT & SIDE**

To the front of the property is an open plan lawn garden with mature trees and generous well stocked borders, block paved walkway leads to front door.

To the side is a block paved driveway providing off street parking leads to double brick built garage with up and over door having the benefit of both power and light connected. The side has a wrought iron pedestrian access gate leading to the rear, timber perimeter fencing and outside security light which leads round to the rear.

**REAR**

Timber pedestrian access door leads to into garage, outside cold water supply and fuel store, security lights, paved patio area with generous well stocked raised borders with a good variety of mature shrubs, plants and trees. Paved walkway gives access to rear door from utility, double doors from dining room and double doors from conservatory, dwarf brick built wall and step down to mature lawn garden with well stocked borders and timber perimeter fencing

**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 & APPLIANCE**

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 Goole on Airmyn road towards Howden follow the road and bear left at the fork, turn left at the end onto High Street and then eventually turning left onto The Paddock where the property is on the right hand side and can be identified by our Housesetc For Sale Board.

Council Tax: E







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