

linkagency



Beech Avenue, Airmyn, Goole
£565,000



Broadacres Beech Avenue

DN14 8LL, Goole

- The house is immaculate throughout
- Newly fitted gas central heating system
- Airmyn is a lovely village in the heart of East Yorkshire with good road links and rail from nearby Howden and Goole
- Impressive open outlook from the front of the house
- Superb conservatory
- Ideally located for tranquil village life and yet just 3 miles into town and the M62 at Junction 36
- Located in what is arguably one of the most desirable upmarket roads within a 10 mile radius
- River bank walks very close by
- Wonderful garden to the rear with mature trees and plants

Superb property with gated driveway on Beech Avenue in the charming village of Airmyn, this immaculate detached house on Beech Avenue offers a perfect blend of comfort and elegance. Built in the post war period, the property has been superbly maintained, showcasing a timeless appeal that is sure to captivate potential buyers.

As you enter, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home features three well-appointed bedrooms, with the fourth bedroom having been thoughtfully transformed into an en suite shower room, providing added convenience and privacy. The two bathrooms ensure that family life runs smoothly.

The property boasts a stunning conservatory at the rear, which invites natural light and offers a serene space to enjoy the picturesque views of the perfectly manicured gardens. The outdoor area is a true highlight, with large, well-stocked gardens to the rear and front garden and driveway parking that overlook open fields, creating a tranquil setting.

Additional features include a utility room and a convenient cloakroom, enhancing the practicality of this delightful home. The patio area seamlessly connects the indoor and outdoor spaces, making it an ideal spot for outdoor dining or enjoying a morning coffee while taking in the beauty of the surroundings.


This property is not just a house; it is a sanctuary in a lovely village setting, perfect for families or anyone seeking a peaceful lifestyle. With its immaculate condition and superb maintenance, this home is ready for you to move in.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Extra Info

Council tax band: E

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk

Floorplan

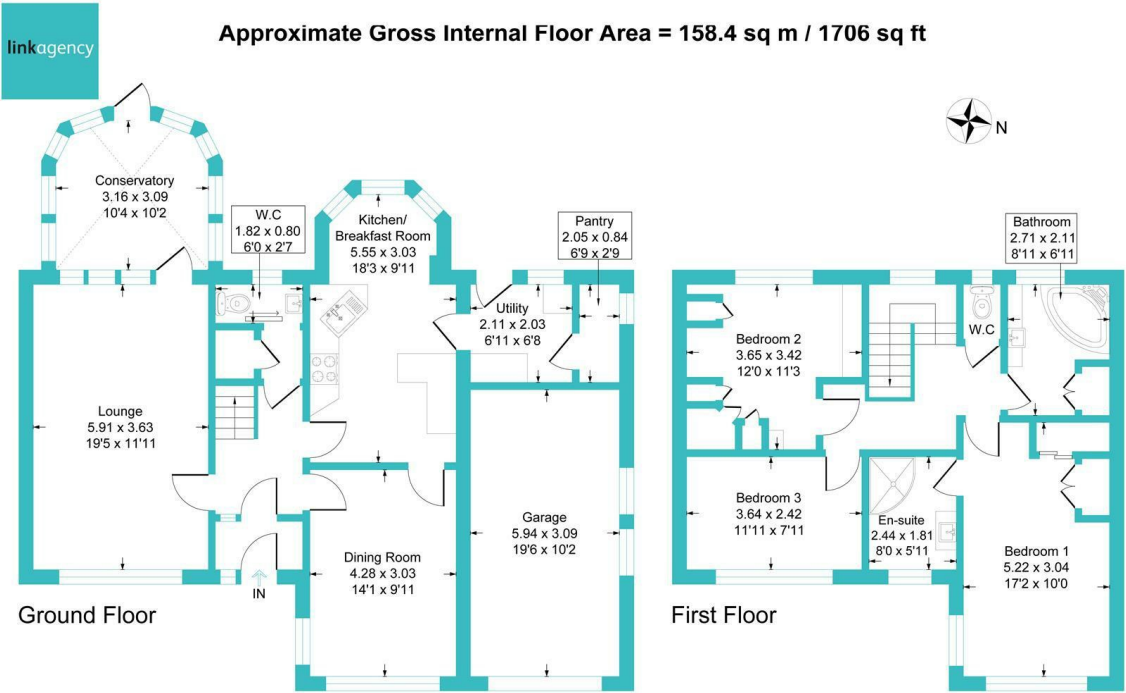


Illustration for identification purposes only, measurements are approximate, not to scale.