



**Yarmshaw Lane, Howden, DN14 7ET**

In Excess of **£425,000**



## Yarmshaw Lane

Howden, Goole

- Four Bedroomed, Detached House with Double Garage.
- West Facing Rear Garden
- 131 Sq. M./ 1415 Sq. Ft.
- Mains Electricity. Oil Central Heating.
- Mains Water Supply. Septic Tank
- Broadband: FTTP Mobile: 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'E'
- Council Tax Band 'C'



A charming and characterful, four bedroomed, detached former Station House which has been carefully extended and improved.

Entering through the front entrance door and into the hall, with stairs leading to the first floor accommodation and doors leading to the ground floor cloaks/w.c., dining room and kitchen.

The first door on your left is the square shaped dining room with dual aspect windows. This room is currently used as a dining room but would also be good as a home office, play room or second sitting room. The modern breakfasting kitchen offers cream, high gloss units and island with contrasting work surfaces. Cooking facilities include an Electric oven and hob with cooker-hood over. Space for an American style fridge/freezer.

Space for a washing machine in the ground floor cloaks/w.c.

Beyond the kitchen is the rear entrance hall, which hosts the oil central heating boiler and offers space for coats, shoes and wellington boots.

The extended lounge, boasts an open fire and large French doors which overlook the rear garden.

Upstairs are four generous 'double' bedrooms and the family bathroom.

Outside: To the front, is a block paved, sweeping driveway, which leads up to the brick pillars and metal front entrance gates. The gates open into a generous sized gravel driveway which provides parking for multiple vehicles and leads up the detached double garage. The front of the property is protected by a decorative, brick wall and large conifer hedge.

To the rear is an enclosed, lawned garden with a generous Indian stone patio.

**Please note:**

**The property is surrounded by fields and outbuildings that do not belong to this property.**

**Viewings are strictly by appointment only with JP Harll Estate Agents.**









Ground Floor



Floor 1

Approximate total area<sup>iii</sup>

131.51 m<sup>2</sup>

1415.56 ft<sup>2</sup>

Reduced headroom

0.68 m<sup>2</sup>

7.33 ft<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## JP Harll

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