



Marsh End, Howden, DN14 7DF
£240,000



Marsh End, Howden

- Two Bedroomed Detached Bungalow
- South Facing Courtyard Style Patio
- 64 Sq M. / 698 Sq. Ft.
- Concrete Sectional Garage
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Brick Build Construction
- FREEHOLD
- EPC Rating 'C' (71)
- Council Tax Band 'B'
- East Riding Council

The bungalow is situated just outside Howden Conservation Area, in close proximity to the Ashes Playing Fields, Nature Reserve and the town centre.

Howden is conveniently located approximately 25 miles west of Hull; York and Doncaster are within a 20 mile (approx.) radius and the town is within 1.5 miles of access to the M62 at Junction 37.



This individual property was converted in 1997 from the Old Church of England School Reading Rooms and now comprises of a two-bedroom detached cottage bungalow, which awaits its next chapter. Stepping into this abode, a sense of timelessness washes over you, where each corner holds a story and every room whispers a tale waiting to unfold.

Upon entrance, the spacious layout greets you with open arms, beckoning you to explore its 64 sq m / 698 sq ft of living space. The lounge boasts twin windows on two elevations, creating a light and airy space. The Gas fire sits centre stage and provides extra warmth on chilly evenings.

The heart of the home, the dining kitchen, stands proudly as a testament to culinary craftsmanship. This space is a haven for the chef at heart, with a range of wall and floor units and space for a fridge, freezer, dishwasher, washing machine and tumble drier.

As the day winds down, two cosy 'double' bedrooms whisper sweet dreams, offering an oasis of peace and tranquillity. The Shower Room offers a generous walk-in shower, pedestal wash hand basin and close-coupled w.c.

Outside the south-facing courtyard-style patio basks in the sun's embrace, perfect for enjoying the current weather.

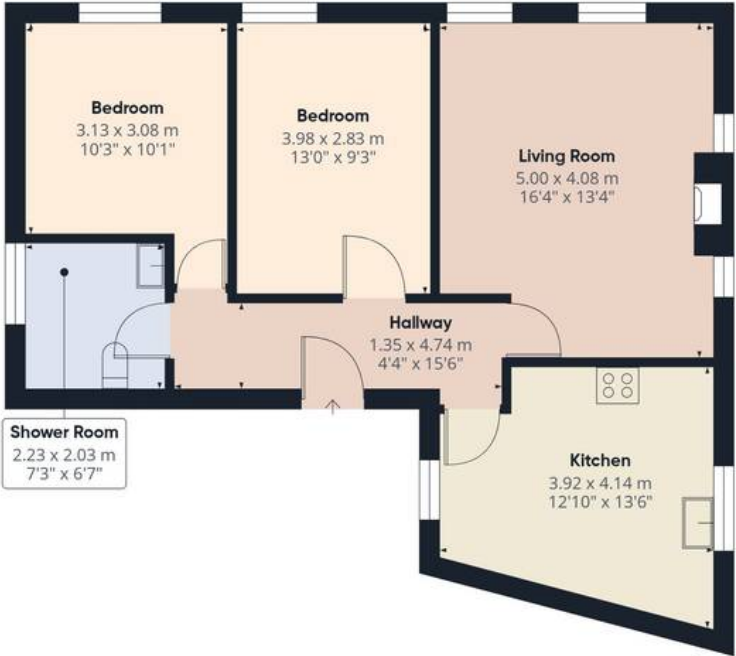
A Concrete Sectional Garage stands ready to shelter your vehicles or create a space for your hobbies to flourish.

Brick by brick, this bungalow weaves a story of durability and charm, offering a solid foundation for you to enjoy time here at The School House, Howden.

Important Information:

- Boiler last serviced: December 2024
- Exact age of building unknown. Converted into residential accommodation in 1997.
- Probate has been requested.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
81.6 m²
878 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

JP HARLL