



Burgess Avenue, Howden, DN14 7ZN
£380,000



Burgess Avenue

Howden, DN14 7ZN

- Four Bedroomed Detached House
- 131 M2 / 1410 Sq Ft.
- East Facing Rear Garden
- Approximately 5 Years Remaining on the NHBC Certificate
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage.
- Integral Garage with Double width Driveway
- EPC Rating 'B'
- Council Tax Band 'E'



If you are looking for a home that will give you more 'leisure' time – somewhere ready to move into with your family that doesn't need lots of redecoration, renovation or maintenance – then this home could be perfect for you.

Stepping in to the hall, you can head straight through to the Kitchen or take the door on the right into the Lounge.

The Lounge is a generous space with generous sized window to the front elevation and room for the largest of sofas for you to relax on and watch T.V. whilst still having space for some of the toys, so you can keep an eye whilst the children play.

This fabulous Living/Dining/Kitchen has space for everything that a keen cook would wish for.

Built-in cooking facilities include an Electric Oven and a Four Ring Gas Hob with Chrome Cooker Hood/Light over. Integrated appliances include a Fridge/Freezer and Dishwasher. Oodles of storage space in high-gloss white, wall and floor units incorporating pan drawers with co-ordinating laminate work-surfaces and upstands. Under-unit spotlights and Kick-board heater. A single drainer sink unit with mixer tap over sits beneath a rear window overlooking the garden. Space for dining furniture with French doors and matching side panels that open onto the patio area. Beyond the dining area is the family space, which currently hosts a large sofa and television and offers a generous full length window.

Attractive, wood effect laminate flooring and a door leading into the handy Utility.

The Utility houses a range of matching wall and floor units with matching work-surfaces. Space for a Washing Machine and matching laminate flooring.



Upstairs, you find a spacious landing with storage cupboard.

Bedroom One has a windows to the front elevation. Space for a Queen-sized Bed, wardrobes and a door leads into the En-suite Shower Room. Bedroom Two, is also of a generous size with a modern En-suite Shower Room.

Bedroom Three is situated over the integral garage and therefore is larger than most third bedrooms and offers a pretty window overlooking the driveway. Bedroom Four lies to the rear of the property with window overlooking the garden.

The Family Bathroom has a three-piece suite comprising: panel bath, a wall mounted hand-basin and a close-coupled w.c. Attractive part-tiled walls and an obscure window to the rear elevation.

Outside: To the front of the property is a block paved driveway leading to the integral former Garage with up and over door and the canopied front entrance door. An attractive, lawned garden with some herbaceous planting.

To the rear of the property is an enclosed garden with panel fencing and a personnel gates to both sides. The garden is mainly laid to lawn with an extended patio area for al-fresco dining and a further decked patio area.

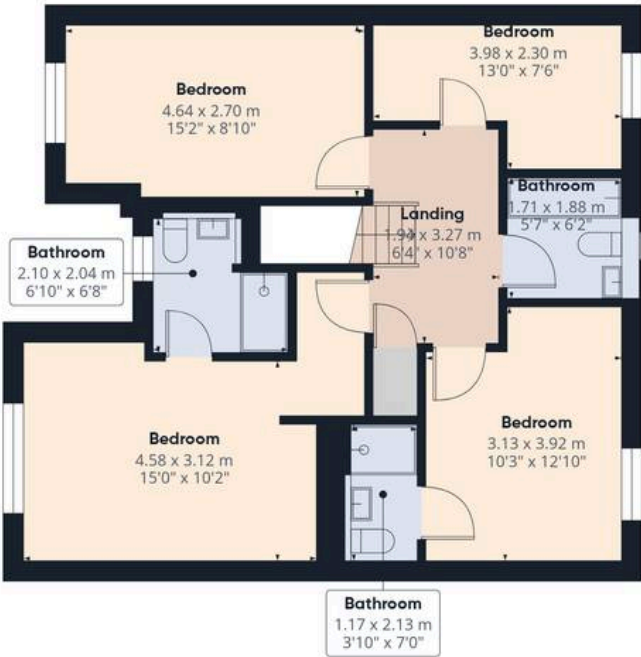
Important Notes:

- Approximately 5 years left on the NHBC Guarantee.
- The garage has been partitioned to create a handy office space. There is no planning permission/building regs certificate for this space. However this could be put back as a garage should you wish.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 133.1 m²
 1434 ft²
Reduced headroom
 0.1 m²
 1 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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



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