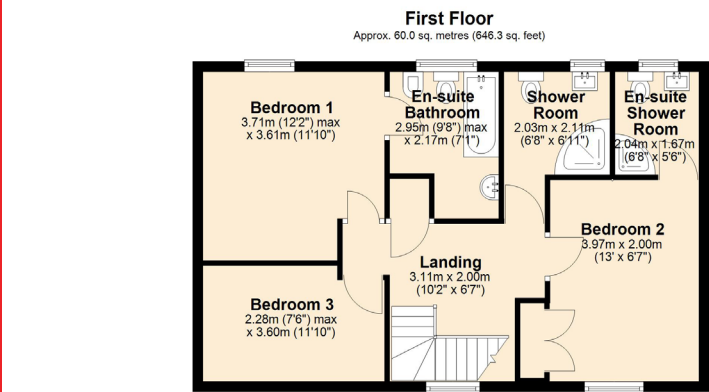
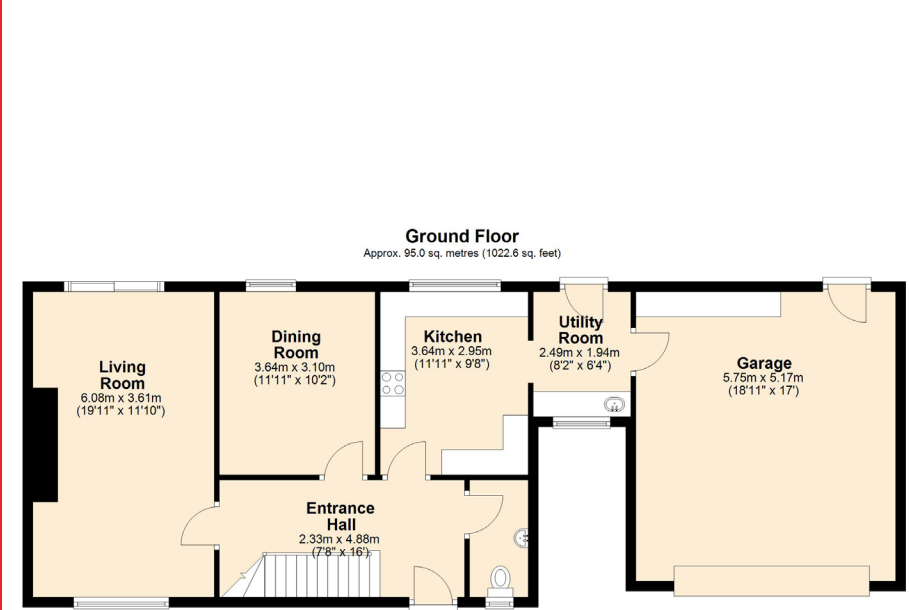




**£350,000**

**2 Pear Tree Park,  
Howden**

**HEATING AND INSULATION**

The property has gas-fired central heating and double glazing.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

Freehold. Vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## 2 Pear Tree Park, Howden, DN14 7BG

A spacious three bedroom modern detached house on this 'executive' style development to the west of Howden town centre. The spacious property has nearly 1700 sq ft of space including the garage and provides two en suite bedrooms. It occupies a spacious and appealingly located plot with woodland to the rear. While the property requires some cosmetic updating, we believe it to be an excellent opportunity for the discerning purchaser.

Given the spacious plot and double garage to the side, we believe there is excellent scope for extension (subject to necessary permissions) and even without the en suite bathroom could be reconfigured as a fourth bedroom with access from the landing. There are two good sized reception rooms and a spacious hallway and landing. The property is double glazed throughout with some windows upgraded to uPVC. The dining room and kitchen could also potentially be merged to provide a 'living kitchen'. The accommodation in full comprises: Entrance Hall, WC Cloaks, through Living Room with patio doors to the garden, a Dining Room, fitted Kitchen, Utility Room, spacious Landing and 3 bedrooms (2 en suite) plus a house Shower Room. There are good sized lawned gardens to the front of the house setting it back nicely from the road. A block paved driveway leads to a generous double garage with pitched roof. There are further attractive gardens to the rear with woodland behind. An excellent modern home in a great location that just needs a little updating and offers the potential to grow (subject to necessary permissions).

No forward chain. Early viewing essential.



### LOCATION

Howden is an attractive market town in East Yorkshire that provides superb access to North, West and South Yorkshire due to its location and the proximity of the M62. That, together with the nearby junction with the M18 and the railway station just north of the town make it very appealing to commuters. It is a historic town with a delightful centre laid out around its medieval Minster. There is a good range of shops, restaurants, bars and other amenities that are supplemented by those available in nearby York, Selby and Goole.

### ACCOMMODATION

Entrance Hall - a spacious entrance hall with turn staircase to the first floor.

WC Cloaks - with low flush WC, wash hand basin and window to front.

Living Room - a through living room with window to front and sliding patio doors to the garden.

Dining Room - with a window to rear. Potential to be combined with the adjacent kitchen to create a large living kitchen (subject to building regs).

Kitchen - a fitted kitchen with a range of base and wall mounted units, work surface, tiled splash backs, 1.5 bowl sink and single drainer, window to rear and fitted appliances including electric oven, microwave, hob and dishwasher.

Utility Room - with work surface, sink, fitted cupboard, window to front and door to rear as well as the garage.

First Floor Landing - tall window to the front.

Bedroom 1 - a double bedroom with window to front.

En Suite Bathroom - a spacious bathroom with 4 piece suite including low flush WC, pedestal wash hand basin, panelled bath and bidet. Window to the rear. If a fourth bedroom is required, without extending the property, this room shares a wall with the landing so could be converted.

Bedroom 2 - a double bedroom with fitted wardrobes and a window to the front.

En Suite - a three piece modern suite comprising a quadrant shower unit, low flush WC and wash hand basin. Tiling to some walls and floor, window to rear.

Bedroom 3 - with window to the front.

Shower Room - a three piece modern white suite comprising a quadrant shower unit, low flush WC and pedestal wash hand basin. Tiled floor and window to rear.

Outside - there are good-sized open plan gardens to the front which are largely lawned with some trees and shrubs. There are further gardens to the rear with lawn, patio areas, herbaceous beds and borders. The garden backs on to woodland.

Driveway and Garage - there is a block paved driveway leading to a double garage that is attached to the house via the utility room. It is brick built with a pitched roof providing storage space over the rafters. There is a courtesy door to the rear garden and a door to the utility room.

