



Station House North Howden, DN14 7LD

Beautifully kept Grade II Listed Building | No Onward Chain | Full Of Charm & Character | Fantastic Location For Rail Commuters | On The Outskirts of Howden Town

- Grade II Listed Detached Property
- Oil Heating
- Council Tax - D
- Situated on the outskirts Of Howden
- Three Large Double Bedrooms
- Freehold
- No Onward Chain
- Opportunity for off street parking for £300PA rent to Network Rail
- EPC Rating - F
- Great Location For Commuters

Offers In The Region Of £280,000

Jigsaw Move are pleased to welcome to the market this three bedroom Grade II Listed Victorian detached property oozing charm and character and maintaining many original features. The property is situated on Howden Station on the outskirts of the popular market town of Howden, and is offered for sale with no onward chain.

The property briefly comprises of; Entrance Hallway, Lounge with working log burner, Kitchen, Multiple Reception Rooms, Shower Room, Stairs & Landing, Three Large Double Bedrooms and Family Bathroom with Stand Alone Bath.

The property also benefits from; oil central heating, sash windows, canopies and off road parking. The land belonging to the property is the 1 metre perimeter of the property but there is also opportunity to rent the land to the side of the house from Network Rail for approx. £300PA for extra parking.

Station House was built by the Hull and Selby Railway company in 1838 as an operational station building and station masters house, in 1877 the North Eastern Railway extended the building by putting a single storey extension on the west end of the building. The building was sold by British Rail in 1979 to become a private dwelling.

This property is situated on the outskirts the popular small market town location of Howden. Howden hosts a range of local amenities including; good local schools, shops, café's, bars restaurants, takeaways, Howden park and transport amenities including train station which is ideal when commuting to Leeds, York, Hull and London as it is close to all major networks. Nearby access to the M62 (Hull to Manchester) and the A64 to York, Selby and Hull.

This property is also offered with no onward chain and would make an ideal first home or family home and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

There is potential for the property to be used as business premises subject to planning permission.

EPC - F

Council Tax - D

GROUND FLOOR ACCOMMODATION

Entrance Hall

Shower Room

Kitchen 13'4" x 14'11" (4.06m x 4.54m)

Lounge Diner - Former Sorting Office 28'9" x 16'6" (8.76m x 5.03m)

Reception Room 1 - Former Ticket Office 12'4" x 14'5" (3.77m x 4.39m)

Reception Room 12'4" x 14'5" (3.77m x 4.39m)

Garage/Reception Room 1 13'4" x 13'0" (4.06m x 3.97m)

Former Gentleman's Waiting Room

Garage/Reception Room 2 13'4" x 13'1" (4.06m x 4.00m)

Former Ladies Waiting Room

FIRST FLOOR ACCOMMODATION

Former Station Masters Quarters

Landing

Bedroom One 13'6" x 15'0" (4.11m x 4.58m)

Bedroom Two 12'7" x 15'3" (3.84m x 4.65m)



Bedroom Three 12'7" x 13'8" (3.84m x 4.17m)

Bathroom 12'1" x 9'10" (3.69m x 3.01m)

EXTERNAL

Canopy

Canopy

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

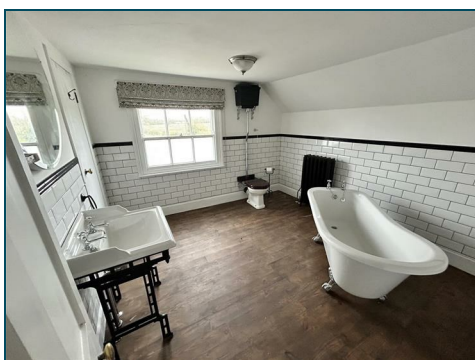
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

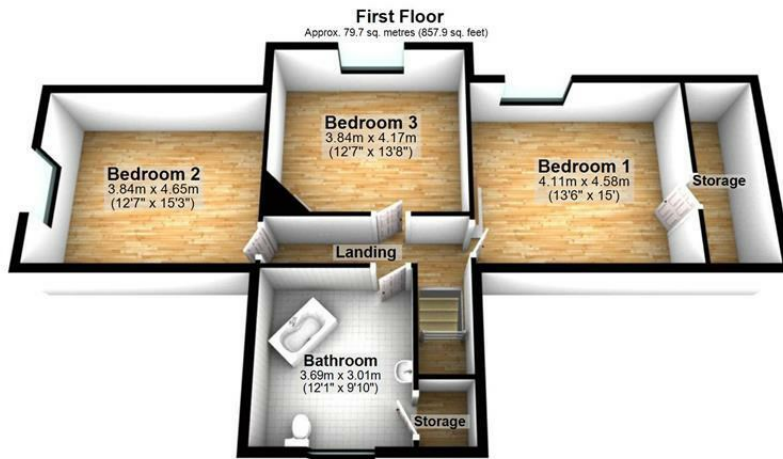
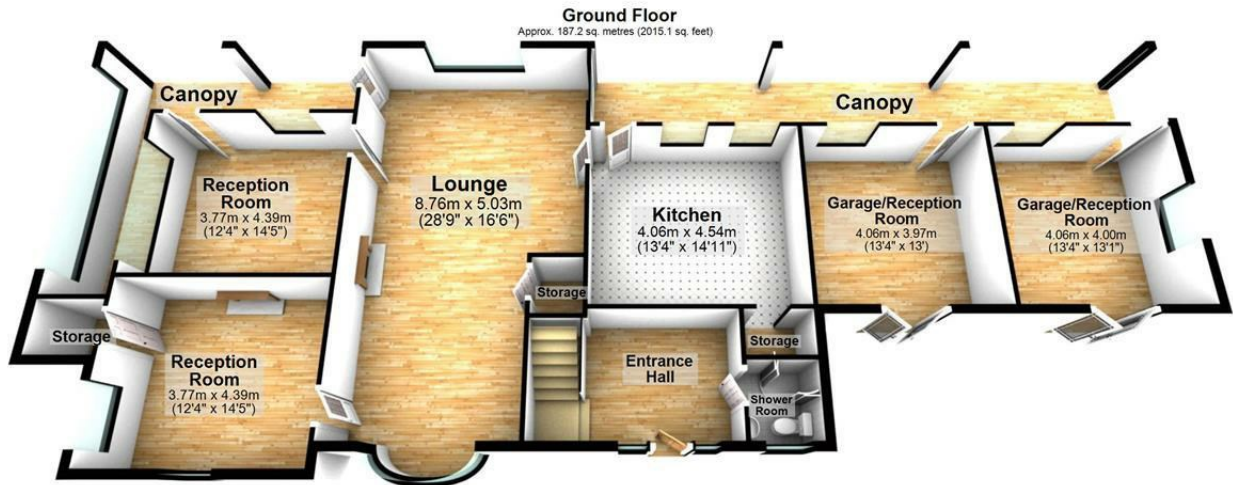
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

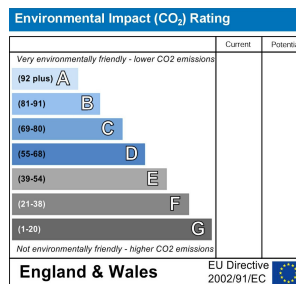
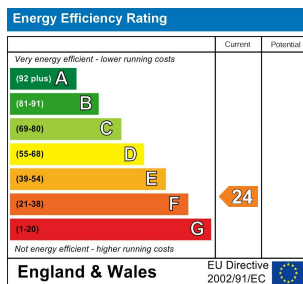
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 266.9 sq. metres (2873.1 sq. feet)



safeagent
11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



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