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Limb
MOVING HOME



8 Towgarth Walk, Eastrington, East Yorkshire, DN14 7QU

📍 Significant Detached House

📍 Views Across Fields

📍 Upto 6 Beds + Study

📍 Council Tax Band = G

📍 Approx. 3,00sq.ft.

📍 Sought After Location

📍 Double Garage

📍 Freehold/EPC =

£575,000

INTRODUCTION

Part of an exclusive and highly desirable development, this significant detached house enjoys views to the front across fields. Particularly spacious, the versatile accommodation extends to approximately 3,000sq.ft and is depicted on the attached floorplan. Some redecorating and cosmetic work would improve this modern property which is ideal for a growing family and features include a grand living room with striking fireplace with log burner, dining room and large living kitchen. Upon the first floor are a series of four bedrooms plus study. The main bedroom has both a "walk in" wardrobe and en-suite shower room with the other bedrooms served by a four piece family bathroom. On the upper floor are two large bedrooms and a shower room. This area is also ideal as annexe accommodation. Gas fired central heating and uPVC double glazing are installed. Outside a garden extends to the front with a block set driveway in front of the integral double garage. A part walled garden area lies to the rear. The garden requires relandscaping/turfing. (The owners are to provide a £10,000 discount against the price to cover this work.)



LOCATION

Eastrington is an extremely popular semi rural village situated in between the town of Howden and the villages of Gilberdyke and Newport. Upon entering the village, travel along High Street and at the 'T' junction, turn into Pinfold Street. You can then take a right into Sandholme Road with an immediate left turn where Towgarth Walk will be found to your right. The historic market town of Howden lies some 3 miles away to the north west and York is approximately 17 miles distant. The village has a well reputed primary school and there a number of local businesses. Convenient access is available to Junction 36 of the M62 motorway network leading into Hull City Centre to the east or in a westerly direction to many regional business centres. The village also has a railway station on the Hull to Selby line. A public house within the village serves food.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious hallway.

CLOAKS/W.C.

With low level W.C. and wash hand basin.

LOUNGE

17'10" x 17'8" approx (5.44m x 5.38m approx)

With a striking fireplace housing a log burner. Two windows to front elevation, double doors leading through to the dining room.



DINING ROOM

17'8" x 12'4" approx (5.38m x 3.76m approx)

With double doors out to the rear garden.

LIVING KITCHEN

24'3" x 14'8" approx (7.39m x 4.47m approx)

Having a range of fitted base and wall mounted units with quartz worksurfaces. There is an integrated double oven, microwave, five ring gas hob with filter hood above, dishwasher, wine chiller and double sink. Window to rear elevation. An internal door provides access to the garage which has a utility area within.



GARAGE

19'3" x 15'8" approx (5.87m x 4.78m approx)

With automated up and over entry door. Fitted sink unit, plumbing for automatic washing machine and space for a dryer. Cupboard to corner housing gas fire central heating boiler.

FIRST FLOOR

LANDING

With further staircase leading up to the second floor.

BEDROOM 1

16'4" x 13'6" approx (4.98m x 4.11m approx)

With a cantilever style bay window to front providing a far reaching view across adjoining countryside. Situated to one corner is a "walk in" wardrobe.



EN-SUITE SHOWER ROOM

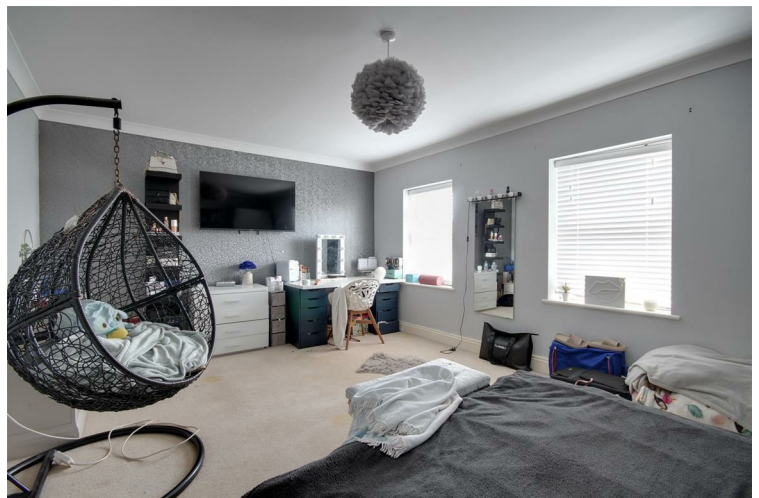
With low level W.C., wash hand basin and "walk in" shower area, tiling to the walls and floor, heated towel rail.



BEDROOM 2

17'9" x 12'3" approx (5.41m x 3.73m approx)

Two windows to the rear elevation.



BEDROOM 3

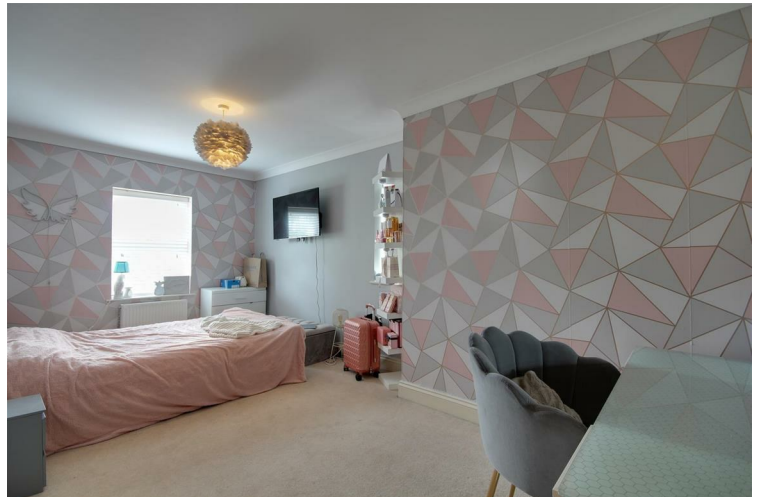
14'9" x 14'0" approx (4.50m x 4.27m approx)
Window to rear elevation.



BEDROOM 4

17'10" x 13'1" approx (5.44m x 3.99m approx)
Measurements reducing to 9'5" approx.

Windows to front and side elevation.



STUDY

11'5" x 8'0" approx (3.48m x 2.44m approx)
With window to front elevation enjoying far reaching views across countryside.

BATHROOM

With suite comprising low level W.C., oval shaped bath, wash hand basin with cabinet, "walk in" shower area, tiling to the walls and floor, heated towel rail.



SECOND FLOOR

LANDING

BEDROOM 5

18'2" x 23'0" approx (5.54m x 7.01m approx)

With "walk in" windows to both front and rear elevations.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, corner shower cubicle, tiled surround and flooring.



BEDROOM 6

16'5" x 22'2" approx (5.00m x 6.76m approx)

With Velux windows to both front and rear elevations.



OUTSIDE

There is an open plan lawned garden to the front and block set driveway provides parking for two vehicles and access to the garage. There is a secluded and part walled garden area to the rear which requires relandscaping/turfing. The owners are prepared to offer a £10,000 reduction against the price to a purchaser in lieu of this work.

VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

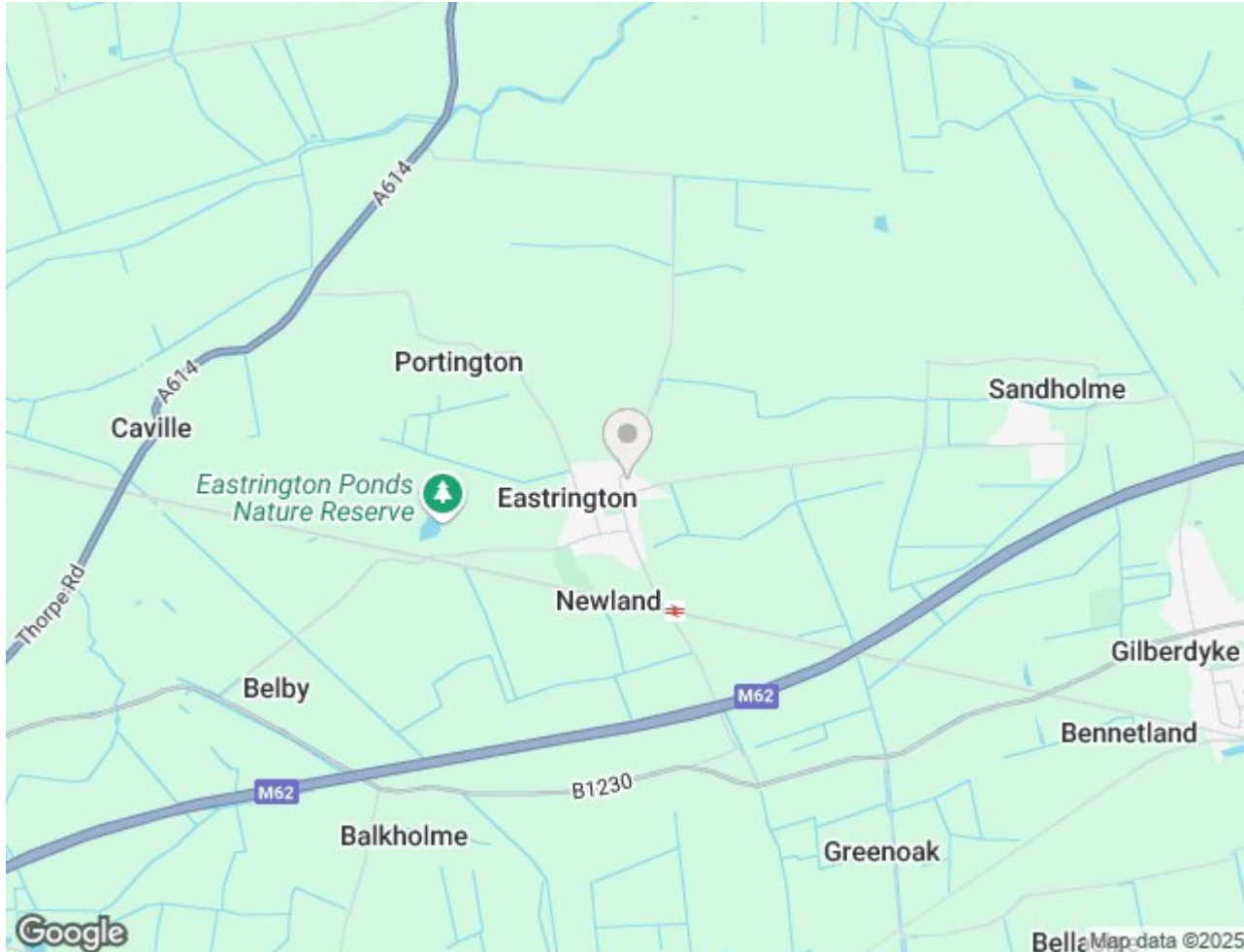
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.


VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	