

Park Row

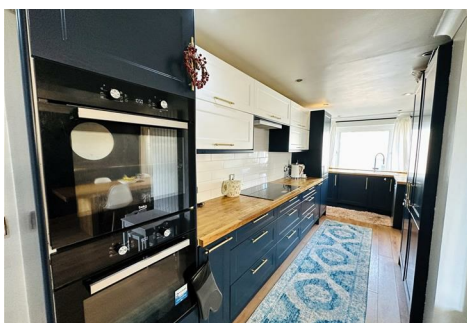


The Meadows, Howden, DN14 7DU

Offers Over £250,000

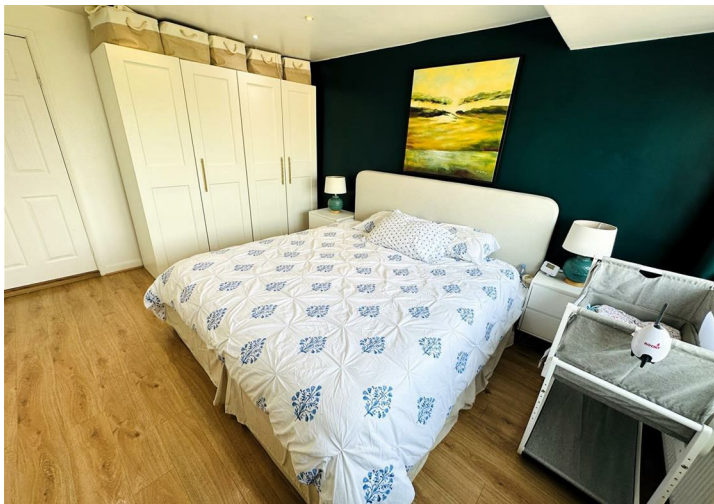


**** POPULAR CUL-DE-SAC LOCATION ** CLOSE TO COMMUTER LINKS **** Situated in Howden, this three bedroom semi-detached dormer bungalow briefly comprises: Hall, Kitchen Diner, Lounge and a Bedroom, whilst the First Floor offers two additional bedrooms and a family Bathroom. Externally, the property benefits from brick blocked driveway to the front and enclosed South-facing rear garden with a further detached garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**











PROPERTY SUMMARY

This charming three-bedroom semi-detached dormer bungalow offers spacious and versatile living accommodation. The ground floor comprises a welcoming hall, a well-appointed bespoke kitchen diner with a log burner, a comfortable lounge, and a generously sized bedroom leading out to the rear garden. Upstairs, there are two additional bedrooms and a family bathroom. A number of rooms benefit from engineered wood flooring. Externally, the property benefits from a brick blocked driveway to the front, providing ample off-road parking. To the rear, there is a south-facing enclosed garden, predominantly laid to lawn, perfect for outdoor enjoyment. A detached garage with an up-and-over door adds further practicality. This home is ideal for a range of buyers seeking a well-presented and conveniently located property.

GROUND FLOOR ACCOMMODATION

Hall

10'5" x 5'3" (3.18 x 1.61)

Kitchen Diner

21'11" x 16'11" (6.69 x 5.17)

Lounge

17'4" x 11'8" (5.30 x 3.58)

Bedroom Three

11'9" x 10'5" (3.59 x 3.18)

FIRST FLOOR ACCOMMODATION

Landing

9'11" x 9'4" (3.04 x 2.85)

Bedroom One

14'2" x 12'5" (4.34 x 3.81)

Bedroom Two

10'6" x 10'0" (3.21 x 3.05)

Bathroom

14'4" x 7'4" (4.39 x 2.24)

EXTERIOR

Front

Brick blocked driveway.

Rear

Fully enclosed south-facing garden predominantly laid to lawn. Detached garage with up-and-over door. Outdoor electrical point.

DIRECTIONS

From Pasture Road head towards Fifth Avenue, at the roundabout take the first exit on to Centenary Road. Turn

right onto Airmyn Road. Proceed along Boothferry Road. Continue to follow A614 then at the roundabout, take the first exit onto Boothferry Road/A614. Proceed over the roundabout, take the first exit onto Hull Road/A63 and follow this into Howden. Continue as this road becomes B1228 Pinfold Street. Continue straight onto Buttfield Road before taking the second left turn onto Buttfield Lane. Take the first right turn onto The Meadows where the property will be clearly identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.


HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his 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' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and



recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

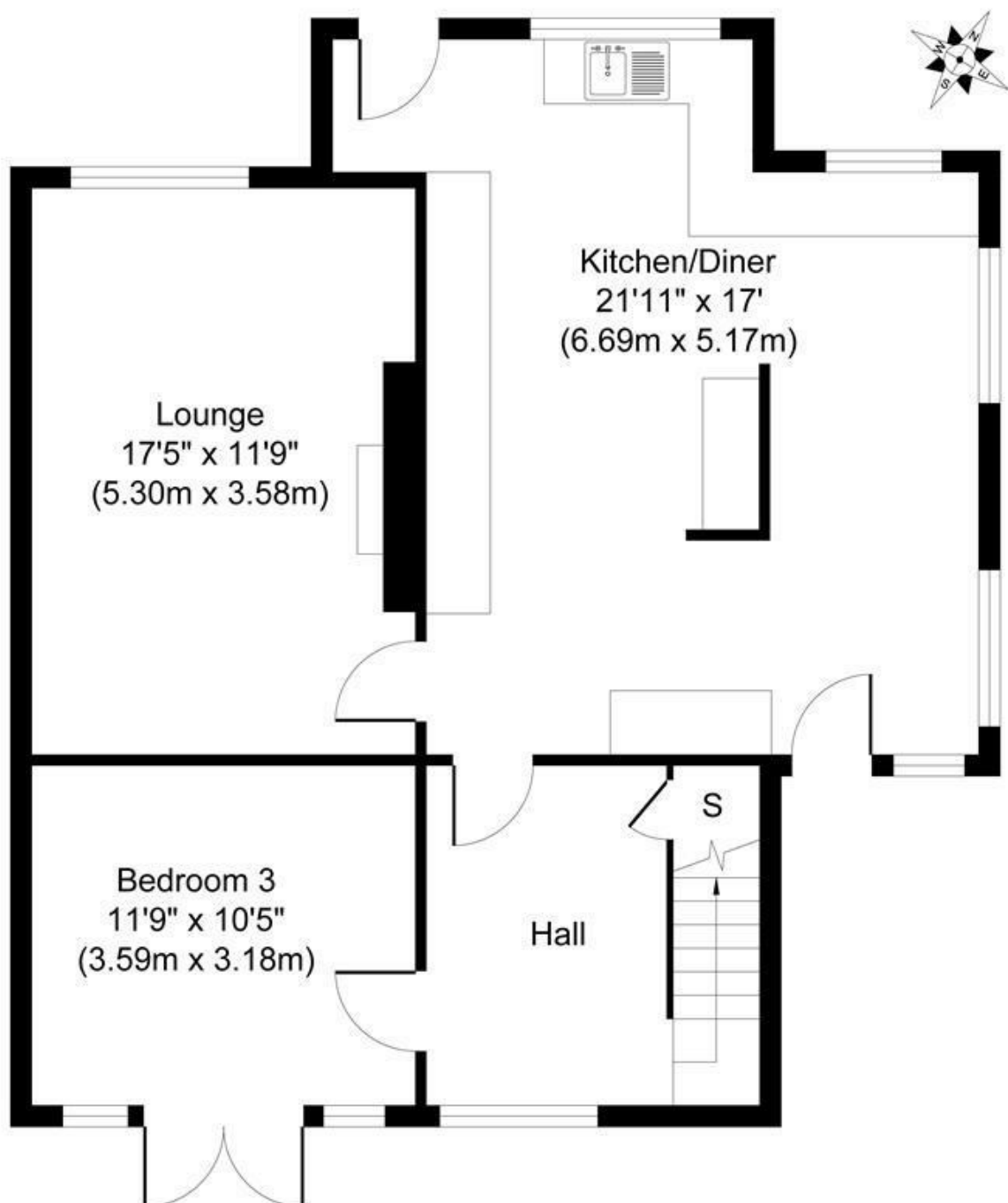
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you 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.

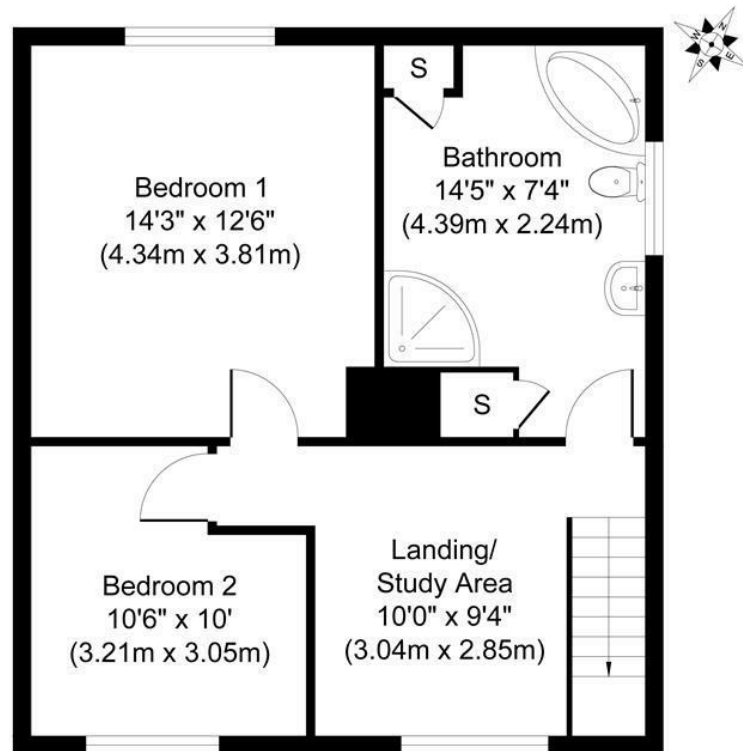




Ground Floor
Approximate Floor Area
808 sq. ft
(75.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
560 sq. ft
(52.09 sq. m)

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