

...Your proactive estate agent



1c Hailgate, Howden, DN14 7SJ
£125,000

Park Row

*** OVER 55'S *** MODERN KITCHEN *** MODERN BATHROOM ***. Situated in Howden this semi detached bungalow briefly comprises; open plan living accommodation, one bedroom, entrance hallway and bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.

£125,000



GROUND FLOOR ACCOMMODATION

ENTRANCE

UPVC front entrance door with double glazed frosted chapel style window to the front elevation leading into:

ENTRANCE HALL

4.79 X 1.18 MAX (15'9" X 3'10" MAX)

Keypad for intruder alarm and panic button. Loft access, coving to ceiling and central heating radiator. Doors leading off.

OPEN PLAN LIVING KITCHEN

4.12 X 4.52 MAX (13'6" X 14'10" MAX)

Lounge section having uPVC double glazed window to the rear elevation. UPVC double glazed patio doors to the rear elevation. Panic button for intruder alarm. Satellite, radio and TV point. Coving to ceiling. Kitchen section having range of cream shaker style base and wall units with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap set into marble effect laminate work surface with matching splashback. Integrated brushed steel electric oven, integrated four ring ceramic hob with brushed steel electric extractor fan. Integrated fridge and freezer. Tiled floor and coving to ceiling.



BEDROOM ONE

2.85 X 2.89 MAX (9'4" X 9'6" MAX)

UPVC double glazed window to the front elevation, TV point and panic button for intruder alarm. Central heating radiator and coving to ceiling.



BATHROOM

2.84 X 1.79 MAX (9'4" X 5'10" MAX)

Double leading off into handy storage cupboard providing storage space and plumbing for washing machine. White panelled bath with chrome mixer tap, chrome shower over bath with chrome trimmed glass shower screen. White low flush W.C with chrome fittings and white pedestal wash hand basin with chrome mixer tap. Electric extractor fan and

electric shaver point. UPVC double glazed frosted window to side elevation. Single central heating radiator. Tiled to ceiling height on all walls with an illuminated mirror. And tiled floor.



FRONT

Outside lamp, flagged pathway running along the front of the property and away from the property. Decorative stoned borders. Timber pillar and post fencing. Off street parking leading onto the stoned driveway to the side of the property. Pathway continues to the rear.



REAR

Outside lamp and the garden is laid to lawn. Base for conservatory. Boundaries are defined by timber fence,

timber posts and concrete posts with some concrete gravel boards.

HEATING AND 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:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWING

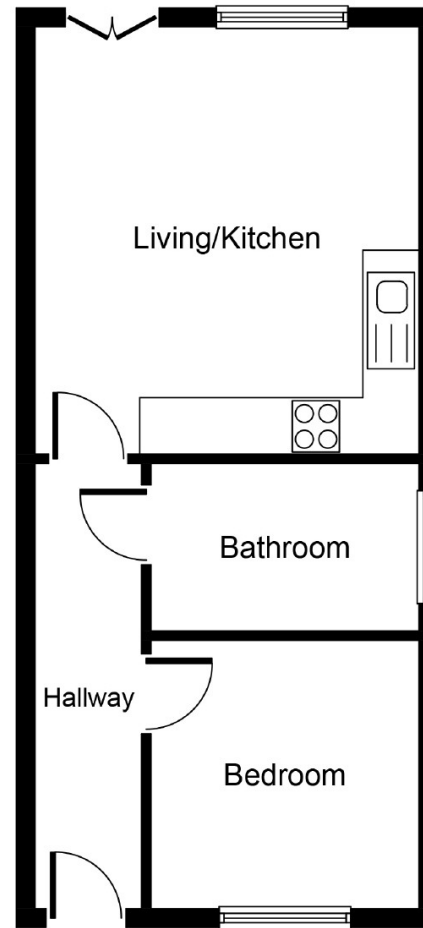
Strictly by appointment with the sole agents.

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.

DIRECTIONS

From our office on Boothferry Road, Goole, proceed along Boothferry Road then turn right onto Airmyn Road/A614, Continue to follow A614 then at the roundabout, take the first exit onto Boothferry Road/A614

Go over the roundabout, take the first exit onto Hull Rd/A63 Proceed onto Gas House Lane, following on to Hailgate where the property will be clearly identifiable by the Park Row Properties board.



Ground Floor

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, omissions or mis-statement. 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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