



£210,000

3 Bedroom End of Terrace House for sale  
5 Carter Street, Howden, Goole



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SALES AND LETTINGS



## Overview

A fantastic family home in the heart of historic Howden. Perfect for first-time buyers and small families, this property sits on a quiet cul-de-sac with off-street parking, ensuite shower room and secure, private garden. Offered to market with NO ONWARD CHAIN.



## Key Features

- NO ONWARD CHAIN
- Overlooks Village Green & Children's Playground
- Excellent Town Centre Location
- Off-Street Parking For Two Cars
- En-Suite Shower Room To Principal Bedroom
- Ground Floor WC
- Cul-De-Sac
- Open Aspect To Front & Rear
- Excellent Commuter Links





First-time buyers and families looking for home right in the heart of historic Howden will be delighted to see this property on Carter Street come to market.

Positioned on a peaceful cul-de-sac with open land to the rear and overlooking a village green and children's playground, this is the ideal spot for anyone looking for tranquility paired with the convenience of town centre living.



Heading through the entrance hall, visitors will first find themselves in a spacious lounge that spans the front of the property. To the rear of the ground floor, a well-appointed, spacious kitchen/dining room with significant amounts of storage and preparation space. Perfect for handling the culinary needs of all the family. Double French doors open out on to the private, well-maintained garden complete with patio areas and lawn.

The ground floor benefits from wood-effect flooring throughout and also features a sizeable guest WC and storage cupboard.

Upstairs, you will find three well-proportioned bedrooms comprised of a principal bedroom with en-suite shower room, second double bedroom and then a third bedroom that currently functions as an office but would accommodate a double bed if required.

The property benefits from gas central heating and uPVC double glazing throughout.

Howden itself offers a perfect blend of peaceful living with easy access to local amenities, top-rated schools, and excellent transport links. Families will appreciate the proximity to both primary and secondary schools, ensuring a smooth transition for children of all ages. The town's charming atmosphere and historic features are complemented by a range of shops, cafes, and eateries, making everyday living a pleasure.

For commuters, this location is a dream. With easy access to the M62, as well as direct train services to London, Leeds, York, Manchester, and Hull, you'll find that work and leisure destinations are within easy reach, ensuring no need to compromise between the tranquillity of Howden and proximity to local cities and workplaces.

Conservation Area: No

Total Plot: 0.05 Acres

Cable/Satellite TV Availability: Sky/BT

Mobile Phone Coverage (Estimated):

EE: Good Coverage

Vodafone: Good Coverage

O2: Excellent Coverage

Three: Good Coverage

Broadband Speed (Estimated):

Standard: 19 mbps

Ultrafast: 1800 mbps

## MATERIAL INFORMATION

Tenure: Freehold

Council: East Riding Of Yorkshire

Council Tax Band: B

EPC Rating: Awaiting Assessment (Expected Rating: C)

Parking: Off-street Parking for two vehicles. On-street parking also available.

Flood Risk - Rivers & Seas: VERY LOW

Flood Risk - Surface Water: VERY LOW

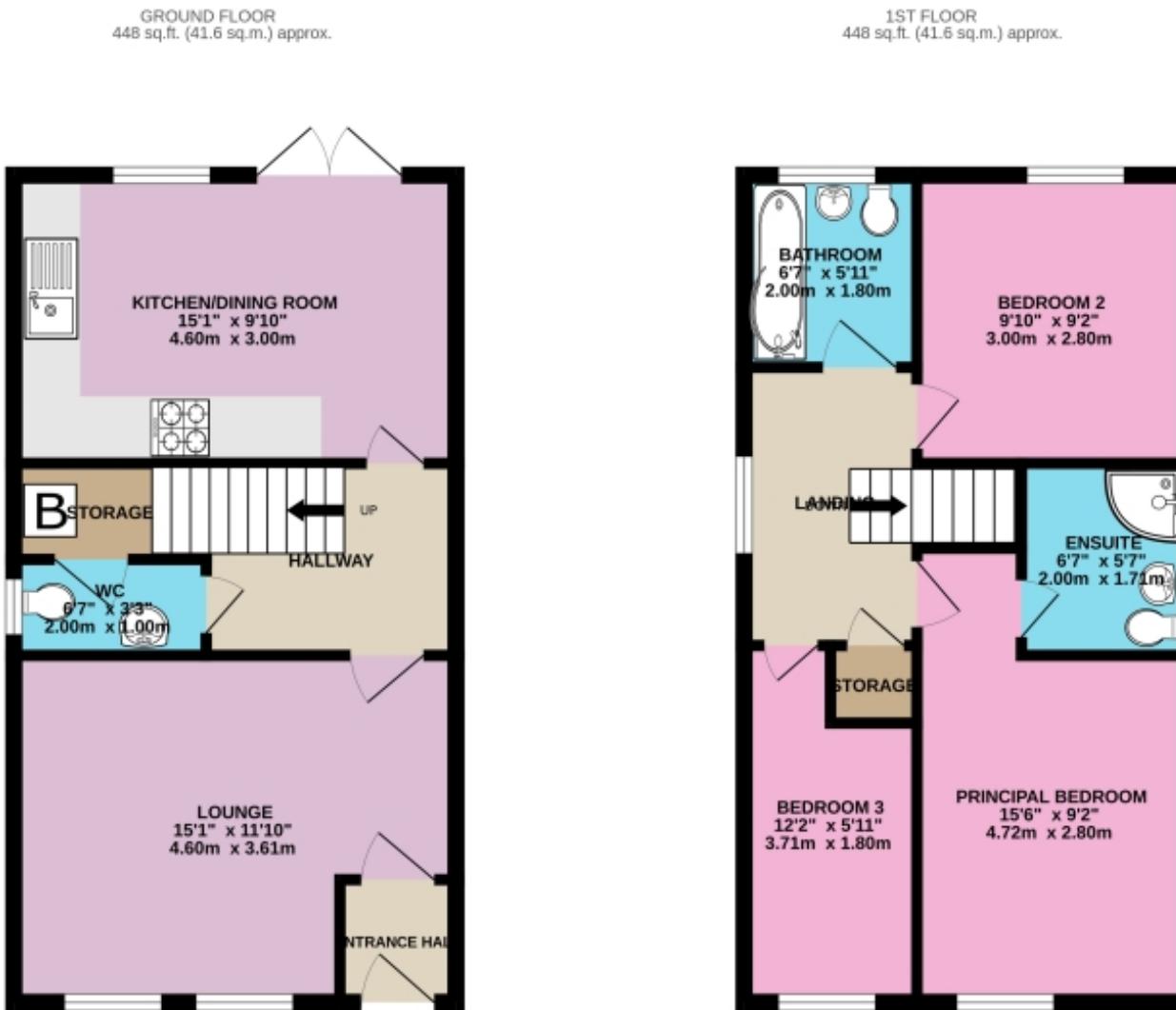
**Lounge**  
15' 1" x 11' 10" (4.60m x 3.61m)

**Kitchen / Dining Room**  
15' 1" x 9' 10" (4.60m x 3.00m)

**Hallway**  
8' 6" x 6' 6" (2.60m x 2.00m)

**Guest WC**  
6' 6" x 3' 3" (2.00m x 1.00m)

# Floorplans



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

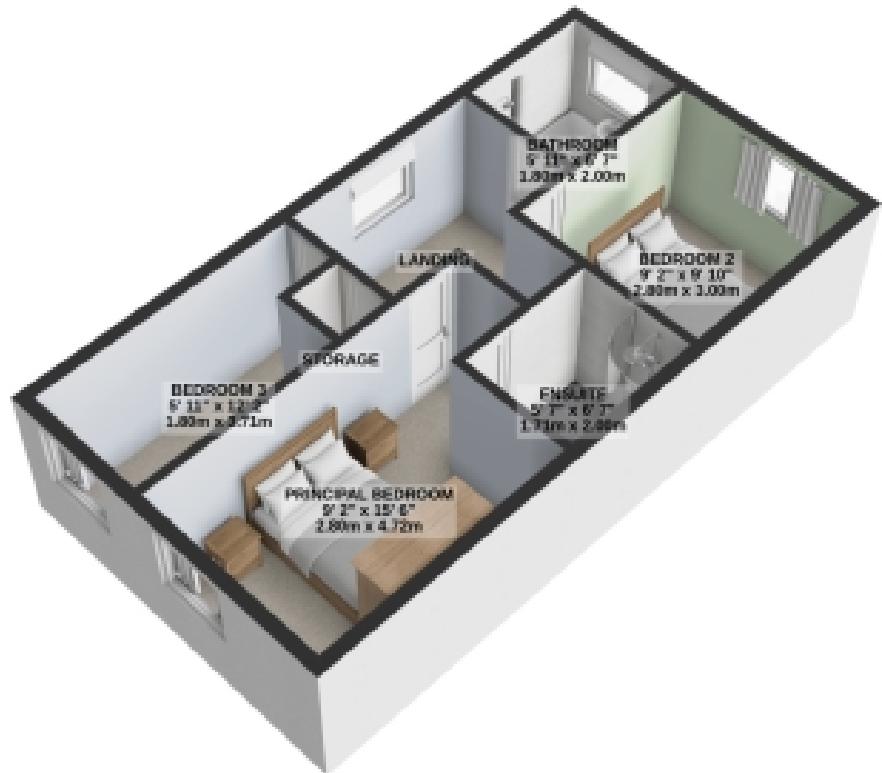
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# Floorplans

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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