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38, Hull Road, Howden, DN14 7AT
£475,000



- Downstairs bedroom with en suite
- Extensive forecourt
- Electric to sliding front gate
- Vacant with no upward chain
- Wooden/wood effect flooring downstairs.
- Garage to the side with front and rear vehicular access
- Fabulous living/kitchen
- Garage with dual access enabling drive through
- Immaculate throughout and wheelchair friendly
- Remote monitor Air source heating



Description

Superbly renovated and extended period property located in Howden. Having a bedroom downstairs that has en suite facilities with wheelchair friendly access. There is also a good size front reception room. The property is fitted with an Air Source Heating system which can be controlled remotely. Close to the M62 at junction 37. Appointed to a very good standard. There are four good size bedrooms, three upstairs and one down. Two en suites and a house Bathroom. The living kitchen is a real feature of this property, with modern units and fittings and integrated appliances, there is also a utility room. The market town of Howden has an array of shops and bars and a lovely historic Minster and Ashes park. The property is conveniently located for the local senior school as well as bus stops for some of the best independent schools in the North.

See floorplan for room dimensions. Viewing is advised in order to fully appreciate the size and scale of the accommodation on offer.



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Approximate Gross Internal Floor Area = 184.0 sq m / 1981 sq ft

Garage = 17.0 sq m / 183 sq ft

Total Area = 201.0 sq m / 2164 sq ft



Ground Floor

First Floor

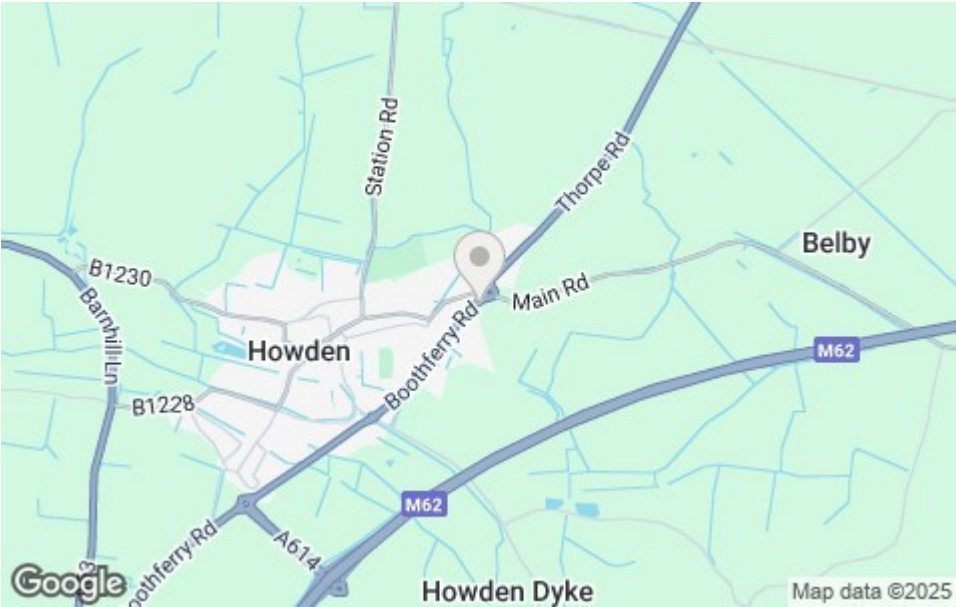
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.