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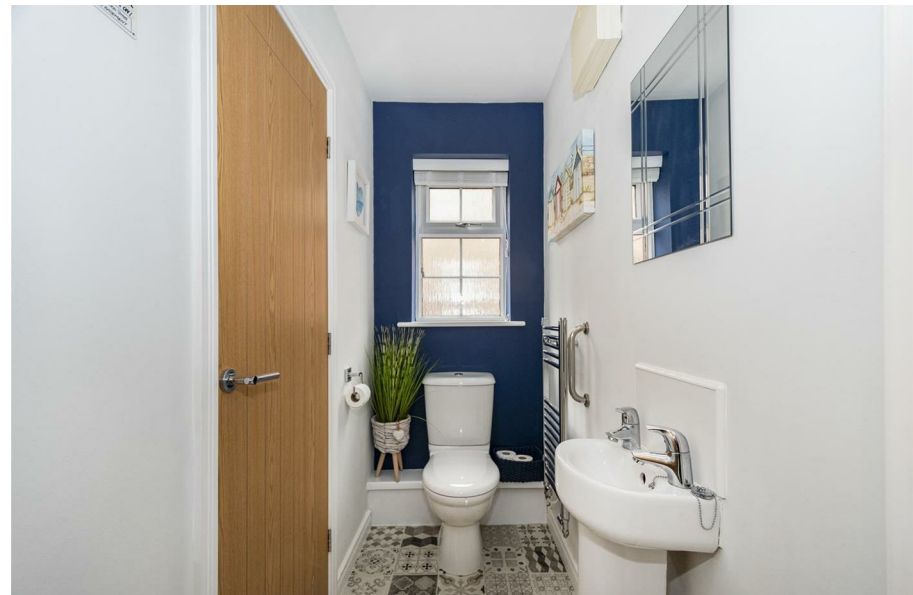


**34, Carter Street, Howden, DN14 7GP**  
**£239,995**



- Three bedroom semi detached
- Downstairs W.C
- Private rear garden
- Viewing highly recommended

- Modern kitchen / diner
- En-suite to master bedroom
- Garage and parking
- No onward chain



# Description

Welcome to Carter Street, Howden - a charming location for this delightful semi-detached house! This property boasts a spacious 1,076 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by an entrance area leading into the living room, with 2 windows for extra natural light. An inner hallway leads to a spacious downstairs W.C which has an internal cupboard for the boiler and storage. The inner hallway also leads to first floor landing, with three bedrooms, the en-suite bathroom attached to the master bedroom and a family bathroom.

Convenience is key with two bathrooms in this property, The additional downstairs W.C. is a practical feature that adds to the overall functionality of the house.

Parking will never be an issue with both a garage and off street parking available, providing ample space for your vehicles or guests' cars. Built in 2012, this modern property offers the perfect blend of contemporary living within a traditional semi-detached setting.

Don't miss out on the opportunity to make this house your home - book a viewing today.



Approximate Gross Internal Floor Area = 96.8 sq m / 1042 sq ft

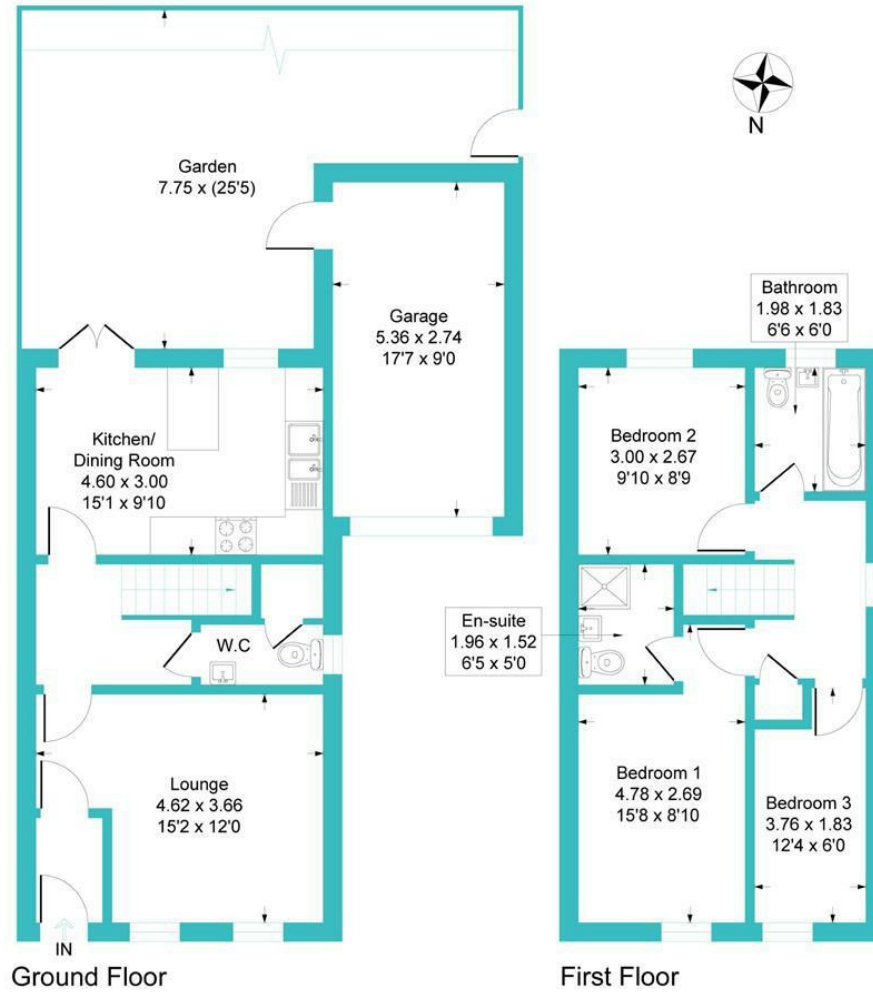




Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: B**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



**Viewing**

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

or email: [enquiries@linkagency.co.uk](mailto: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 contract. 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.