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14, Knox Avenue, Howden, Goole, DN14 7ZJ
£426,000



- No onward chain
- Very tidy enclosed rear garden requiring very little maintenance
- Easy for M62 at Howden and A19 York
- Corner suite in lounge can be included in the sale
- One of the larger designs by floor area in the neighbourhood



Description

Furniture included Located in a central position on Knox Avenue, Howden, this substantial detached house presents an excellent opportunity for families and professionals alike. With a modern design and build, the property has a fresh and inviting atmosphere, making it a delightful place to call home.

Upon entering, you will find two reception rooms that offer versatile spaces for relaxation and entertainment/study space. The heart of the home is undoubtedly the spacious living kitchen, which is perfect for family meal times. The kitchen is designed to be both functional and stylish.

This impressive property features four generously sized bedrooms, providing ample space for family members or guests. The two bathrooms are thoughtfully designed, catering to the needs of a busy household while maintaining a neat and tidy appearance throughout.

One of the standout features of this home is the fabulous enclosed rear garden, complete with synthetic grass. This low-maintenance enclosed outdoor space is ideal for children to play or adults to unwind. There is a sizeable outside store in addition to the detached garage.

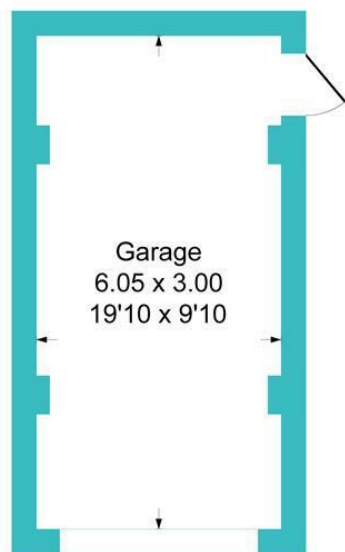
The furniture which can be included in the sale is as follows; The sofa and chair in the living room, the table and chairs in the kitchen, TV ottoman bed, wardrobes and further beds from selected rooms, hot tub, more TBC.



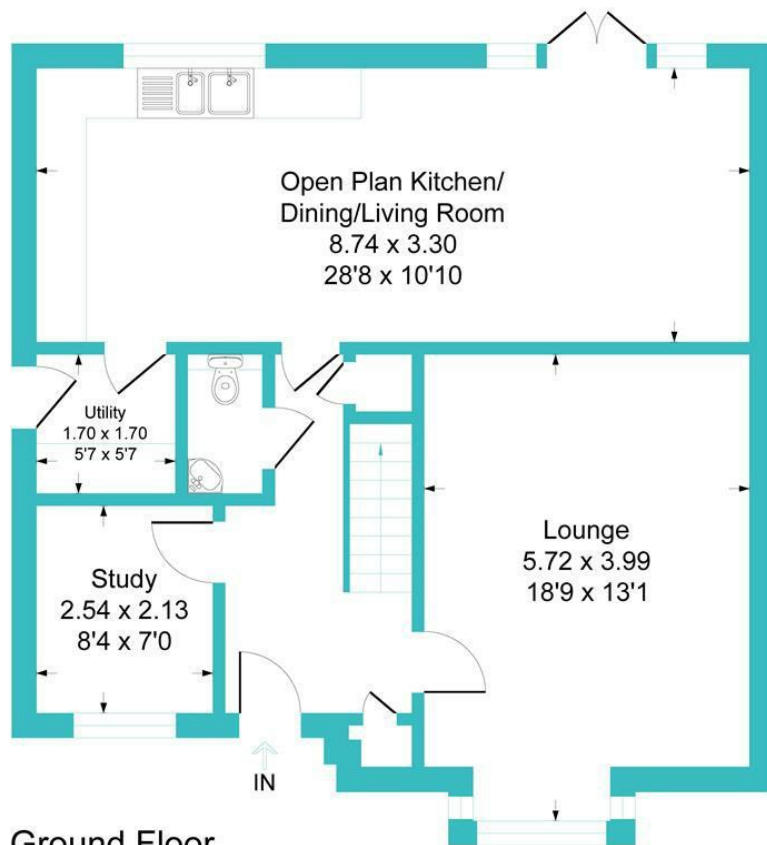
Approximate Gross Internal Floor Area = 145.3 sq m / 1565 sq ft

Garage Area = 18.1 sq m / 195 sq ft

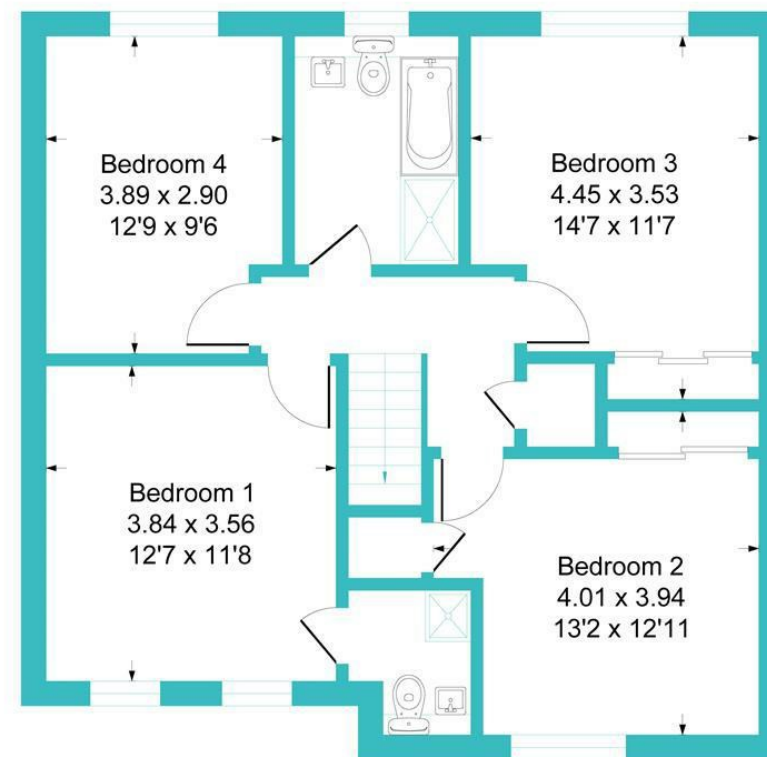
Total Area = 163.4 sq m / 1760 sq ft



Garage



Ground Floor





First Floor

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

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(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

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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.