

# linkagency



**8, Chapel Close, Howden, DN14 7FN**  
**£475,000**





- Excellent size family home
- Double garage with electrically operated up and over door
- Two of the bedrooms have en suite facilities
- Close to the park and a short walk into the market square
- Room enough for several cars on the drive
- Extensive master suite over double garage
- Good condition throughout
- No onward chain





# Description

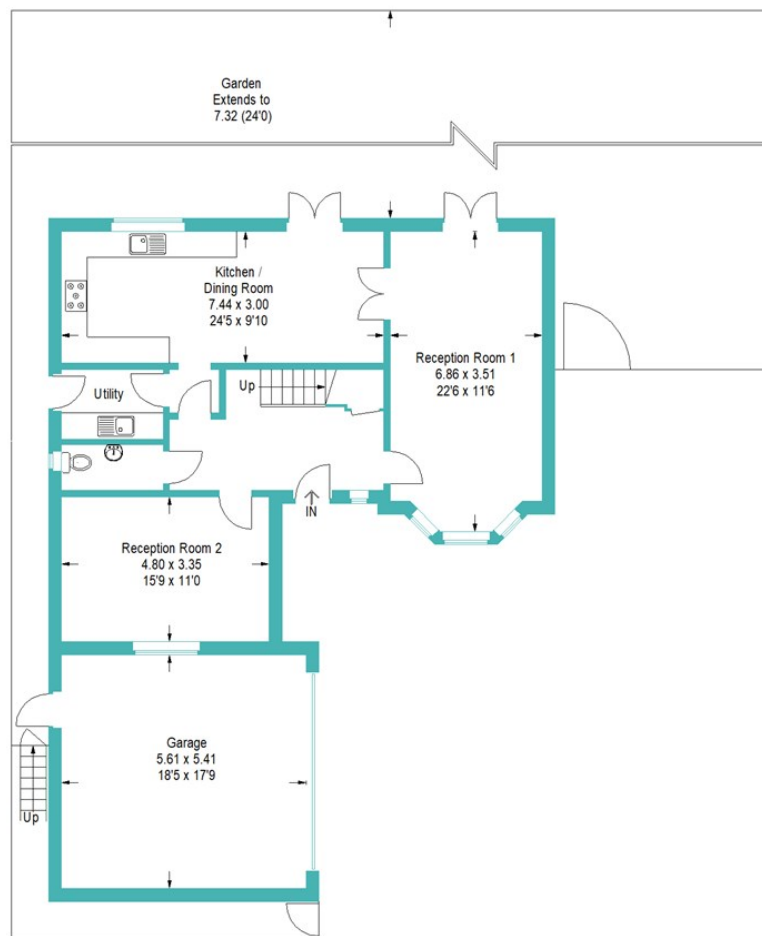
Tucked into the corner of the tranquil cul-de-sac of Chapel Close in Howden, this modern detached house offers an impressive 2,119 square feet of living space, making it an ideal family home. With five spacious bedrooms and three bathrooms, this property provides ample room for both relaxation and privacy.


The ground floor features two good size reception rooms, versatile space perfect for entertaining guests or enjoying family time. The layout is designed to accommodate the needs of a family, ensuring that everyone has their own space. The property also has parking for up to three vehicles, adding to the convenience of daily life.

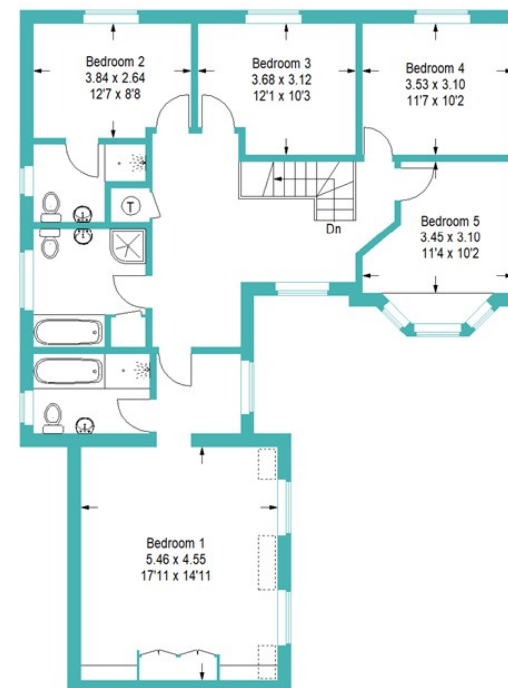
Situated in a charming market town, residents will benefit from excellent road and rail links, making commuting a breeze. The area is rich in splendid recreational facilities, including the nearby Ashes Park, which offers a wonderful space for outdoor activities and leisure. There are also some wonderful walks and cycle routes nearby.

This property is not just a house; it is a home that promises comfort and convenience in a desirable location. With its modern design and generous living space, it is a perfect choice for families seeking a good-sized property in a friendly community. Don't miss the opportunity to make this delightful home your own.




**Ground Floor**


 = Reduced headroom below 1.5 m / 5'0

**First Floor**

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	77	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:enquiries@linkagency.co.uk)

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