



Woodall Gate, Howden



£286,000

- Available With No Chain
- Kitchen With Appliances
- En Suite Shower Room
- Landscaped Gardens
- Council Tax D
- EPC Rating B
- Freehold



Modern, 4 bed, 3 storey semi detached house located in Howden available with no onward chain. The property off street parking and landscaped gardens. The accommodation comprises to the ground floor: reception hall, dining kitchen with appliances, lounge with doors into garden and ground floor cloaks. To the first floor are three bedrooms and a modern house bathroom with shower over. To the second floor is an extremely spacious master bedroom with en suite shower room. Viewing is strongly advised.

ENTRANCE 0.00m x 0.00m (0'0" x 0'0")

Entrance door with double glazed opaque insert leads into entrance hallway.

ENTRANCE HALLWAY 0.00m x 0.00m (0'0" x 0'0")

Benefits from good quality tiled flooring, radiator, under stairs storage cupboard, stairs leading first floor, doors off.



DINING KITCHEN 5.1m (into the bay) x 2.75m

With tiled flooring running through from hallway, good quality fitted kitchen finished in grey with marble effect food preparation surfaces and matching splash back, integrated appliances to include: 4 ring gas hob with matching chimney style extractor hood and splash back, electric oven, larder style fridge freezer, space and plumbing for automatic washing machine and dishwasher. One and a half bowl coloured sink with mixer tap, LED kickboard lighting wand recessed ceiling spotlights, radiator, square bay window over looking the front.

LOUNGE 3.53m max x 4.9m

Spacious lounge, central heating radiator, UPVC double glazed doors with adjoining side panels opening out into rear garden.

GROUND FLOOR CLOAKS 1.90m x 0.88m (6'2" x 2'11")

With tiled flooring running through from hallway, modern white suite comprising: pedestal wash hand basin with mixer tap and splash back tiling, dual low level flush WC, stainless steel ladder style towel radiator, window to the front.

FIRST FLOOR ACCOMMODATION 0.00m x 0.00m (0'0" x 0'0")

Carpeted turning staircase with timber spindles and balustrade above lead to first floor landing, fitted storage cupboard containing hot water cylinder, further cupboard containing gas combination boiler. Stairs rising to second floor accommodation, doors off.

BEDROOM ONE 4.4m max x 2.74m max

Having central heating radiator, window with fitted blinds to the front.

BEDROOM TWO 3.43m x 2.58m (11'4" x 8'6")

Having central heating radiator, window with fitted blind to the rear.

BEDROOM THREE 1.99m x 2.22m (6'6" x 7'4")

Central heating radiator, window with fitted blind to the rear.

FIRST FLOOR BATHROOM 1.94m max x 2.04m

Fitted with good quality white suite comprising wall mounted wash hand basin with mixer tap, concealed dual low level flush WC, panelled bath with shower screen and mains fed shower over, stainless steel ladder style towel radiator, window with fitted blind to the front.

SECOND FLOOR ACCOMMODATION 0.00m x 0.00m (0'0" x 0'0")

Carpeted turning staircase with timber spindles and balustrade lead to second floor landing with door leading to master bedroom.

MASTER BEDROOM 7.12m max x 3.8m max (reducing to 2.67m)

Spacious bedroom benefits from two central heating radiators, good sized walk in shelved storage cupboard, window to the front with perfect fit blinds, velux style roof window to the rear with electric remote control blind. Door leads into en-suite shower room.

EN-SUITE SHOWER ROOM 2.60m x 2.13m (8'6" x 7'0")

Modern shower room benefits from white suite comprising wall mounted wash hand basin with mixer tap and splash back tile. Concealed dual low level flush WC, independent step in shower cubicle with monsoon shower head and telephone style shower attachment. Window with perfect fit blinds to the rear.

EXTERNAL 0.00m x 0.00m (0'0" x 0'0")

Front- Two allocated parking spaces with stripped paved walkway leading to front door, small open plan lawned garden and stocked border to the right hand side. Storm porch leads to front door.

Rear- fully enclosed and landscape rear garden benefitting from colour wash timber decking area immediately behind the property, matching timber storage shed leads to mature lawned garden with raised timber edge flower beds, further decking area to the rear. Also benefitting from LED lighting

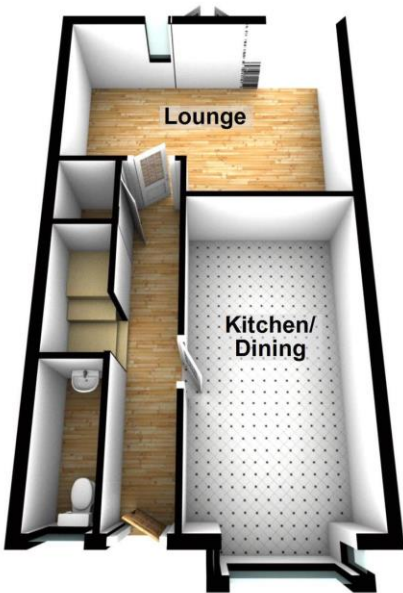




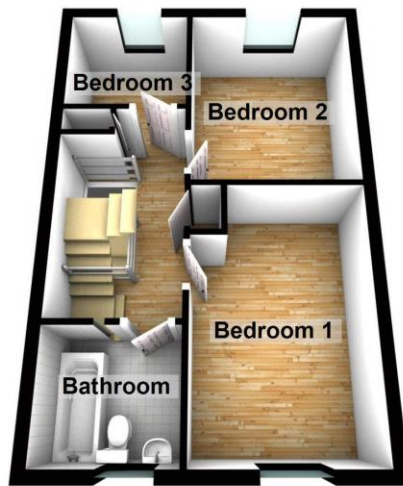
DISCLAIMER 0.00m x 0.00m (0'0" x 0'0")

Woodall Gate, Howden- Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

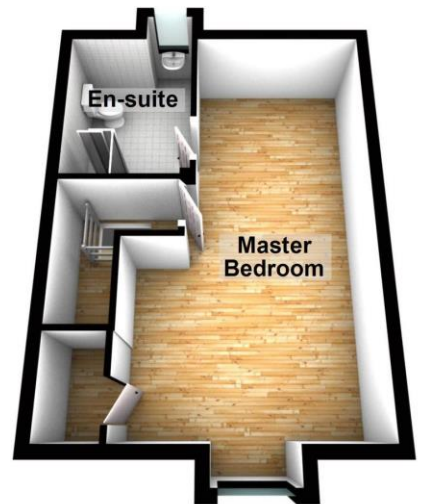
Ground Floor



First Floor



Second Floor





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