



HUNTERS[®]
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19 Beck Close, Howden, Goole, DN14 7GH

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Asking Price £385,000

DESCRIPTION

Located within the historic town of Howden. Hunters Selby are delighted to offer for sale this well presented four bedroom detached bungalow which must be viewed to fully appreciate the accommodation on offer. The property has been extensively renovated and extended to double the size of the original property. It benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, Lounge, recently fitted modern kitchen and dining room with centre island, bathroom, bedroom with two fitted wardrobes along with a separate snug, utility room and bathroom which could be used as a potential annexe. There are also three further bedrooms, one of which is en-suite, and a family bathroom. The property also benefits from a loft room. To the front of the property there is a driveway with parking for several vehicles along with a wrap around garden leading to the rear. To the rear of the property there is a large landscaped garden with mature shrubs, open views of the allotment and fencing around the perimeter. There is also three outbuildings and a summer house. Viewing comes highly recommend to appreciate this individual extended bungalow on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

Howden is steeped in History and is the relatively undiscovered gem of the East Riding of Yorkshire. The Minster Tower is visible from afar and the magnificent Church of St. Peter and St. Paul dates back to the eighth Century. The chancel ruins are also well known. Amenities to include, many shops, restaurants, public houses, schools and medical facilities. Conveniently located for the motorway networks and commuter routes. Local railway station with direct routes to London. With narrow cobbled streets and historic buildings Howden really is a place where roots can be set down and a peaceful life in the Yorkshire countryside can be thoroughly enjoyed.

DIRECTIONS

Head northeast on Finkle Street/B1223, continue to follow the B1223, turn right onto Water Lane, continue onto Ousegate. Turn left onto A19, go over the first roundabout at the next roundabout take the first turn and stay on the A19. At the next roundabout take the third exit onto Hull Road/A63. Continue to follow and take the left turn onto Selby Road, Selby Road turns left and becomes Northolmby Street, turn left not Bridgegate/A63 then turn right onto Bishopgate. Take the left turn onto Hailgate then turn right onto Langrick Avenue. Take a final left turn onto Beck Close here the property can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

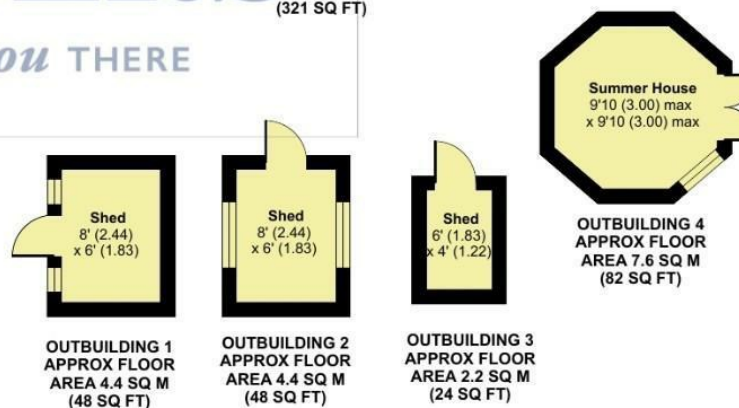
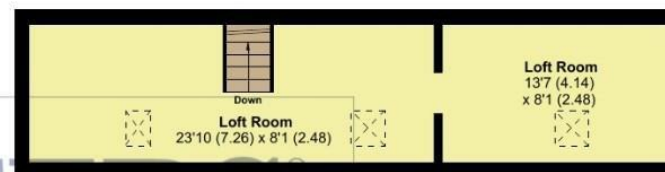
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Approximate Area = 2108 sq ft / 195.8 sq m

Outbuilding = 202 sq ft / 18.7 sq m

Total = 2310 sq ft / 214.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1163308



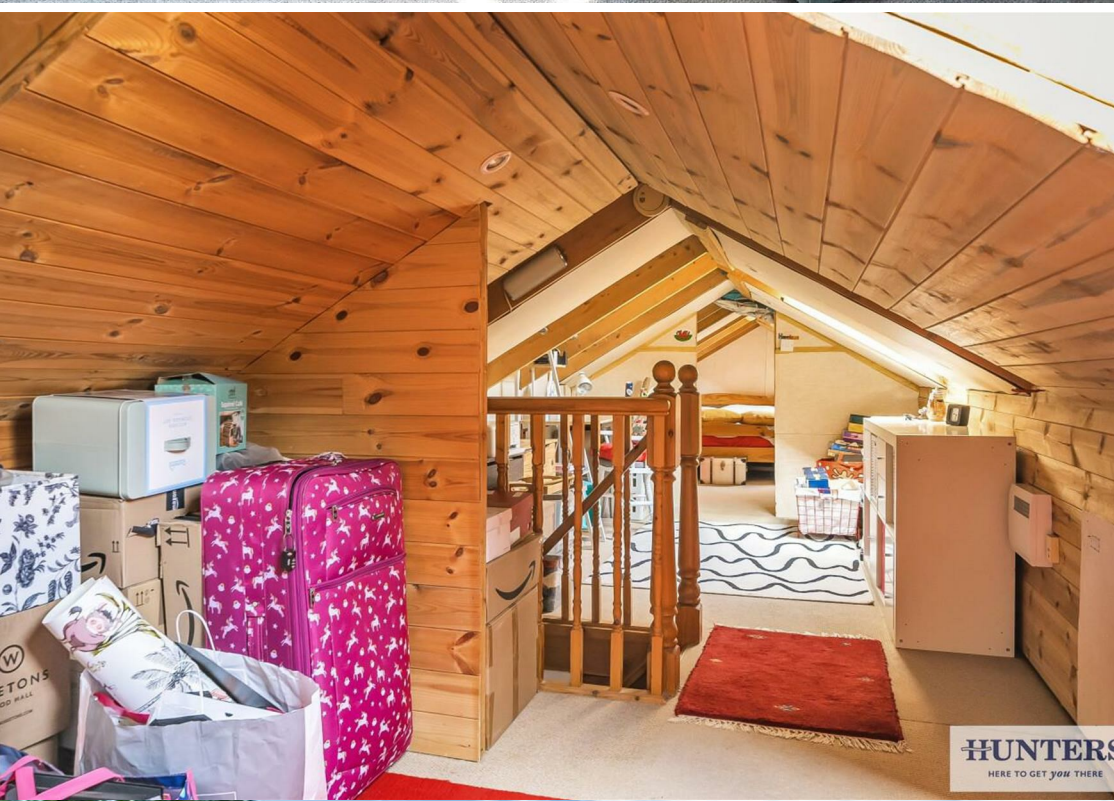
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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