



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 Burgess Avenue, Howden, Goole, DN14 7ZN

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# 4 Burgess Avenue, Howden, Goole, DN14 7ZN

## Asking Price £425,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this beautifully presented four bedroom detached house situated within the popular village of Howden. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, cloakroom/w.c, lounge, snug, open plan kitchen/dining room and utility room to the ground floor. To the first floor bedroom one with en-suite three further bedrooms and a family bathroom. To the front of the property there is a blocked paved driveway leading to a garage with parking for several vehicles. To the rear of the property there is a patio area along with a garden laid to lawn, mature shrubs and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation 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. Take the left turn onto Selby Road then turn right onto Langhorn Drive. Turn right towards Burgess Avenue where the property can be identified by our Hunters for sale board.

### Material Information - Selby

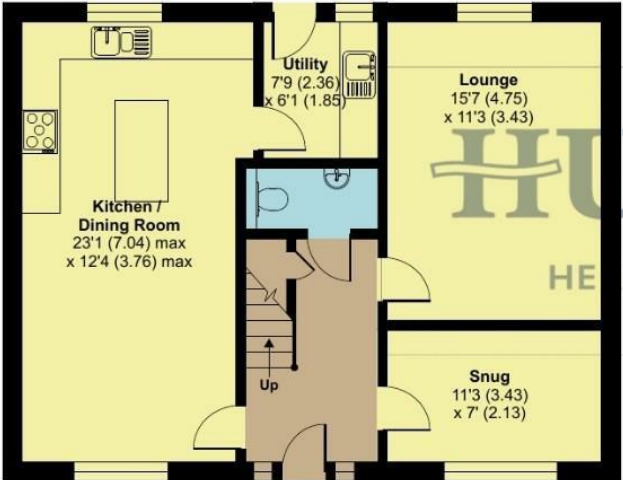
Tenure Type; Freehold  
Council Tax Banding; E  
EPC Rating : B

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

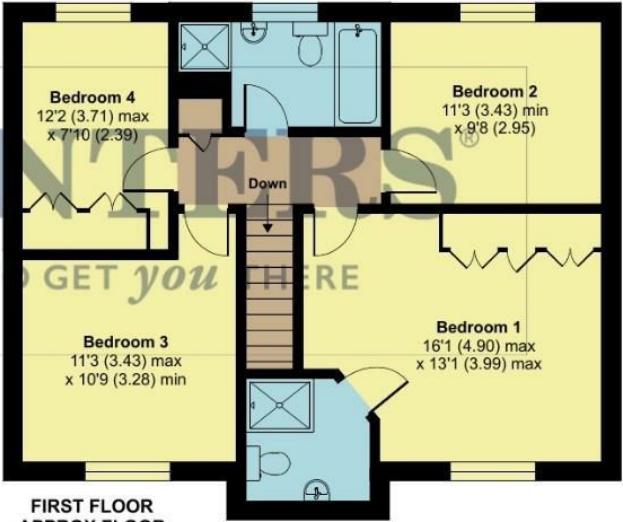


Burgess Avenue, Howden, Goole, DN14

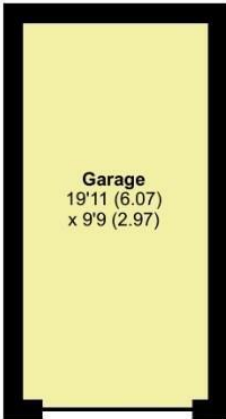
Approximate Area = 1452 sq ft / 134.8 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1649 sq ft / 153.1 sq m  
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 66.8 SQ M  
(720 SQ FT)



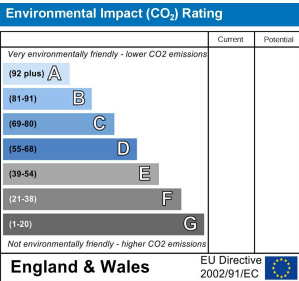
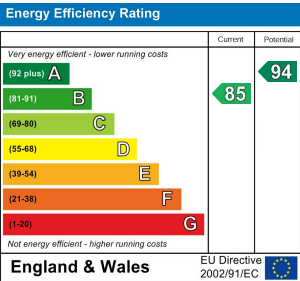
FIRST FLOOR  
APPROX FLOOR  
AREA 68 SQ M  
(732 SQ FT)



GARAGE  
APPROX FLOOR  
AREA 18.3 SQ M  
(197 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Hunters Property Group. REF: 1289631





















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