



Langhorn Drive, Howden Goole DN14 7ZL

welcome to

Langhorn Drive, Howden Goole

William H Brown are thrilled to bring to the market this exceptional 4 bedroom detached family home in Howden.

The property has been finished to a high specification throughout and still has a NHBC guarantee from the original date purchased.

The ground floor provides open plan, versatile living spaces which has been immaculately presented throughout.

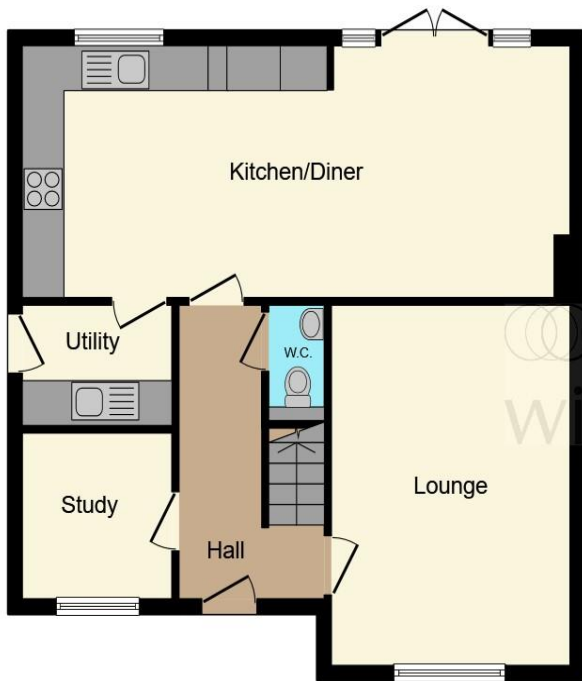
A well equipped kitchen diner with integrated appliances extends the full width of the property with double doors to the rear garden.

The living room is to the front of the property and is a perfect room for spending time unwinding with the family. Continue through the ground floor you will find a convenient utility room and a study.

On the first floor there are four bedrooms (master with en-suite) and a house bathroom suite.

Outside there is a lovely enclosed garden with a beautiful indian sandstone paved patio area for sitting out

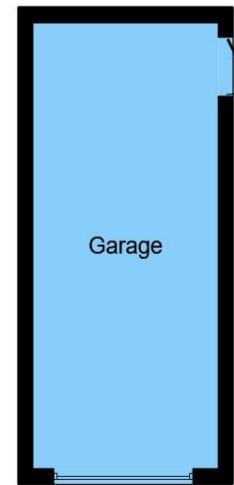




Ground Floor



First Floor



Garage

Front Of Property

Entrance Porch

Downstairs W/c

Study

7' x 7' 1" (2.13m x 2.16m)

Open Plan Kitchen Diner

25' 10" x 10' 11" (7.87m x 3.33m)

Lounge

17' 3" x 11' 3" (5.26m x 3.43m)

Utility Room

Landing

Bedroom One

12' 9" Plus Recess x 10' 3" (3.89m Plus Recess x 3.12m)

Bedroom Two

8' 4" Max x 9' 11" Max (2.54m Max x 3.02m Max)

Bedroom Three

9' 7" Plus Recess x 8' 10" Max (2.92m Plus Recess x 2.69m Max)

Bedroom 4 (master)

12' 4" Plus Recess x 9' 4" Irregular Shaped Room (3.76m Plus Recess x 2.84m Irregular Shaped Room)

Bedroom 4 En-Suite

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Langhorn Drive, Howden Goole

- Four Bedroom Detached Property
- Landscaped Garden
- High Specification Throughout
- Office/Study Space
- Situated in Howden

Tenure: Freehold EPC Rating: B

offers over

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SEL107860 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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