









Welcome to

Langhorn Drive, Howden Goole

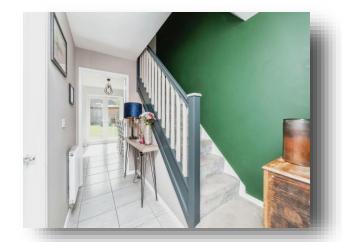
A beautifully presented three bedroom semi-detached home, set in the sought after location of Howden!













Entrance Hall

Entrance door to the front, tiled flooring, radiator and stairs to the first floor.

Cloakroom

Low level W/C, wash hand basin, tiled flooring and a radiator.

Lounge

14' 7" x 10' 2" (4.45m x 3.10m)

Window to the front, two radiators and wood grain effect flooring.

Kitchen/ Diner

17' 4" x 11' 3" (5.28m x 3.43m)

Fitted kitchen with a range of wall and base units, work surfaces, gas hob, oven, cooker hood, sink drainer, integrated dishwasher, integrated fridge freezer, plumbing for an automatic washing machine, understairs cupboard, space for dining table, window to the rear and door to the rear.

Landing

Radiator and access to the loft.

Bedroom 1

14' 2" x 10' 6" (4.32m x 3.20m) Window to the rear and a radiator.

Bedroom 2

11' 8" x 9' 5" plus access (3.56m x 2.87m plus access) Window to the front and a radiator.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m) Window to the front and a radiator.

Bathroom

Bathroom with bath and shower over, low level W/C, wash hand basin, tiled flooring, storage cupboard and window to the rear.

Front Garden

Rear Garden

Enclosed rear garden with lawned area, patio area, raised beds, shed and fence surround.





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- Three Bedroom Semi Detached
- Off Street Parking
- Sought After Location
- Well Presented Throughout
- Private Rear Garden

Tenure: Freehold EPC Rating: B

offers over

£260,000







Agar Cres anghorn Di Shelford Ave 진 Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL107976



Property Ref: SEL107976 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01757 210040



william h brown

Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk

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.