



Langhorn Drive, Howden, Goole, DN14 7ZL

welcome to

Langhorn Drive, Howden Goole

A spacious detached home with study, lounge, and a stunning kitchen/diner opening to the garden — perfect for modern family living.



Nestled in the highly sought-after town of Howden, this exceptional six-bedroom detached residence combines modern luxury with versatile living spaces, making it the perfect forever home for growing families.

Step inside to a welcoming entrance hall, complete with a stylish built-in shoe cupboard, setting the tone for the thoughtful design throughout. A convenient cloakroom and a dedicated study with fitted office furniture provide the ideal setup for busy family life and home working.

The spacious lounge, bathed in natural light from its large front-facing window, offers a warm and inviting retreat. At the heart of the home lies the show-stopping kitchen/diner — beautifully appointed with sleek wall and base units, a gas hob with cooker hood, and premium integrated appliances including a fridge freezer and dishwasher. Bi-fold doors seamlessly connect this space to the rear garden, creating the ultimate setting for entertaining and indoor-outdoor living.

A practical utility room with additional storage and housing for the boiler ensures everyday convenience, while the home's generous proportions and modern features deliver comfort and style at every turn.

Entrance Hall

Cloakroom

Study

9' 3" x 7' (2.82m x 2.13m)

Lounge

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

Kitchen/Diner

25' 10" x 11' 1" into recess (7.87m x 3.38m into recess)

Utility

6' 11" x 5' 3" (2.11m x 1.60m)

Landing

Bedroom One First Floor

18' 10" Into Access x 9' 5" To Front Wardrobe (5.74m Into Access x 2.87m To Front Wardrobe)

En-Suite

Bedroom Two First Floor

9' 7" + Recess x 9' 1" To Front Wardrobe (2.92m + Recess x 2.77m To Front Wardrobe)

Bedroom Three First Floor

12' 5" x 7' 3" Into Recess (3.78m x 2.21m Into Recess)

Second Floor Landing

Bedroom Four First Floor

10' 1" x 6' 5" (3.07m x 1.96m)

Bathroom

Bedroom 5 Second Floor

15' 5" x 9' 5" (4.70m x 2.87m)



view this property online williamhbrown.co.uk/Property/SEL108185



welcome to Langhorn Drive

- GUIDE PRICE £375,000 - £400,000
- Detached Family Home.
- Six Double Bedrooms.
- Master Bedroom With En-suite.
- Detached Brick Built Garage.

Tenure: Freehold EPC Rating: B
Council Tax Band: E

guide price
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108185



Property Ref:
SEL108185 - 0007

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 guidance 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.

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.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk