



**Knedlington Road, Howden Goole DN14 7ER**

**welcome to**

**Knedlington Road, Howden Goole**

Four bedroom house including two en-suites plus a beautifully presented garden with a powered garage. This home offers a spacious kitchen diner and french doors leading to the back garden.



Situated in the charming town of Howden, this spacious and beautifully presented detached home offers versatile living spaces and modern comforts, perfect for families or those seeking a stylish and functional property. The ground floor features a welcoming entrance hall with laminate flooring, a convenient downstairs bathroom with a WC and wash hand basin, and a cozy study with carpet flooring and a single airing cupboard. The lounge provides a comfortable retreat, complete with carpet flooring and an electric fireplace. At the heart of the home is the impressive kitchen/dining room, boasting fitted wall and base units, an induction hob, an integrated dishwasher, and French doors leading to the stunning south-facing rear garden.

Upstairs, the property offers four bedrooms, including three doubles and one single. The master and second bedrooms benefit from private en-suites, adding a touch of luxury. Externally, the home is equally appealing, with a beautifully landscaped south-facing garden featuring gated side access, perfect for relaxing or entertaining. To the front, a gated and block-paved driveway provides ample parking alongside a garage.

Located in the desirable area of Howden, with excellent local amenities, schools, and transport links, this exceptional property is not to be missed. Contact us today to arrange a viewing!



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## **Entrance Hall**

## **Cloakroom**

## **Study/Bedroom Five**

8' 9" x 7' ( 2.67m x 2.13m )

## **Lounge**

17' 11" x 12' Into recess ( 5.46m x 3.66m Into recess )

## **Kitchen/Diner**

18' 6" x 11' 7" Into recess ( 5.64m x 3.53m Into recess )

## **Landing First Floor**

## **Bedroom One**

19' 1" x 9' 1" into recess ( 5.82m x 2.77m into recess )

## **En Suite**

## **Bedroom Two**

11' 1" x 10' 9" Into recess ( 3.38m x 3.28m Into recess )

## **Ensuite Second Bedroom**

## **Bedroom Three**

11' 2" x 8' 2" ( 3.40m x 2.49m )

## **Bedroom Four**

8' 2" x 7' ( 2.49m x 2.13m )

## **Bathroom**

## **Rear Garden**

## **Parking**



## welcome to Knedlington Road

- Detached House
- Four Bedrooms
- South Facing Rear Garden
- Driveway & Garage
- 

Tenure: Freehold EPC Rating: Awaiting

# £425,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108233 - 0004

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