



**Langrick Avenue, Howden Goole DN14 7SN**

**welcome to**

**Langrick Avenue, Howden Goole**

This charming 3-bed semi-detached home offers spacious living, a well-equipped kitchen, and a family bathroom with bath & shower. Enjoy a private rear garden, garage with electric, and driveway parking. Great location near local amenities—don't miss out!





Nestled in a sought-after location in Howden, this inviting semi-detached home offers comfort, convenience, and space for modern family living.

Step inside to find a spacious lounge, filled with natural light from the front-facing window—perfect for relaxing or entertaining. The dining room seamlessly connects to the well-equipped kitchen, featuring wall and base units, an oven and hob, lino flooring, and plumbing for a washing machine. A downstairs WC adds extra practicality.

Upstairs, the landing provides loft access, which is boarded and insulated for additional storage. There are three bedrooms, including two generous doubles with cozy carpet flooring. The family bathroom boasts both a bath and shower for ultimate convenience.

Outside, the rear garden offers a mix of patio and lawn space, ideal for outdoor gatherings. A garage with electric and a private driveway ensure ample parking.

Located in a fantastic area of Howden, this home provides easy access to local amenities, transport links, and green spaces—making it a must-see property.

Could this be your perfect home? Contact us today to arrange a viewing!

## Entrance Hall

### Downstairs Wc

6' 4" x 6' 3" ( 1.93m x 1.91m )

### Lounge

16' 8" x 12' 2" ( 5.08m x 3.71m )

### Dining Room

9' 10" x 8' 4" ( 3.00m x 2.54m )

### Kitchen

12' 4" into recess x 15' 4" ( 3.76m into recess x 4.67m )

## Landing

### First Bedroom

13' 10" x 9' 1" ( 4.22m x 2.77m )

### Second Bedroom

11' 11" x 9' into recess ( 3.63m x 2.74m into recess )

### Third Bedroom

6' 2" x 8' 11" ( 1.88m x 2.72m )

### Bathroom

6' 5" x 5' 5" ( 1.96m x 1.65m )

## Rear Garden

### Garage

18' 4" x 8' 1" ( 5.59m x 2.46m )



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## welcome to Langrick Avenue

- Semi - Detached House
- Driveway
- Garage
- Three Bedrooms
- Open Kitchen / Diner

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

offers over  
**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108505 - 0005

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