

Langrick Avenue, Howden GooleDN14 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 reccess x 15' 4" ( 3.76m into reccess x 4.67m )

### Landing

#### **First Bedroom**

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

#### **Second Bedroom**

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

#### 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 )











## welcome to

## **Langrick Avenue**

- GUIDE PRICE: £220,000 £230,000
- Driveway
- Garage
- Three Bedrooms
- Open Kitchen / Diner

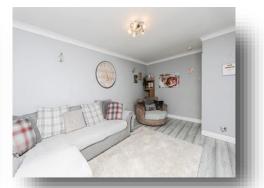
Tenure: Freehold EPC Rating: C

Council Tax Band: B

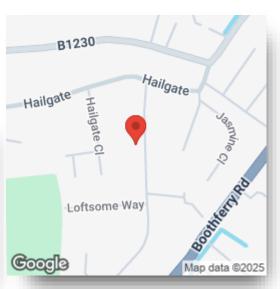
guide price

£220,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SEL108505



Property Ref: SEL108505 - 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.







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