



Plot 11, Hunters Chase
Kilpin, Nr Howden, , DN14 7ZB

Asking Price Of £450,000

Property Features

- Superbly Appointed Detached House
- 18' Lounge & 19' Living Kitchen
- 4 Bedrooms & 3 Bathrooms
- Air Source Heating, UPVC DG, Garage & Large Gardens
- Prestigious Development in popular rural Hamlet

Full Description

SITUATION

From Goole take the A614 to Howden and at the roundabout adjoining the former Leightons Garage turn right sign posted Kilpin. Passover the Motorway and then take the first left turn again sign posted Kilpin. Proceed for approximately one mile and on entering Kilpin pass through the "S" bend and this small Prestigious Development will be found on the right hand side just before leaving the Village and is clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This is to consists of a superbly appointed Detached House being situated on Hunters Chase which is a small Prestigious Development of individual dwellings being carried out by Howell Homes on the edge of the rural Hamlet of Kilpin which is located some two miles southwest of the Minster Town of Howden and is within three miles of J37 of the M62 Motorway. The Cities of Hull, York and Leeds are all within easy commuting distance and the property has spacious Family accommodation extending over three floors and comprises:-

GROUND FLOOR

ENTRANCE HALL

Composite front door, downlighters and spindled staircase to the first floor.

CLOAKROOM

White contemporary suite comprising low flush WC with concealed cistern and vanity washbasin with tiled splash back. Downlighters and porcelain tiled floor.

LOUNGE 18' 9" x 11' 9" (5.72m x 3.58m)

Rustic brick recessed fireplace with oak mantle housing cast iron wood burning stove on stone hearth.



STUNNING LIVING KITCHEN 19' 3" x 12' 0" (5.87m x 3.66m)

Extensive range of Shaker style units comprising sink unit, base units with granite worktops and upstands, pan drawers, wall cupboards and larder unit. Built in double oven and ceramic hob with extractor over. Integrated Fridge, freezer, dishwasher, washer drier and wine cooler. French doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has cylinder cupboard and radiator are:

GUEST BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Radiator and leading to:

ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, downlighters and porcelain tiled walls and floor.

REAR BEDROOM 10' 0" x 9' 6" (3.05m x 2.9m)

Radiator.

REAR BEDROOM 10' 0" x 9' 3" (3.05m x 2.82m)

Radiator.

HOUSE BATHROOM

White contemporary suite comprising P Shaped bath, vanity washbasin and low flush WC. Shower over bath with twin shower heads and side screen. Heated towel rail and porcelain tiled walls and floor.

SECOND FLOOR

LANDING

This is approached via the spindled staircase from the first floor landing and opening from the second floor landing is:

MASTER BEDROOM SUITE 16' 3" x 15' 6" (4.95m x 4.72m)

Radiator, 2 Velux roof lights and leading to:

ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, Velux roof light, downlighters and porcelain tiled walls and floor.



TO THE OUTSIDE

Brick and tiled GARAGE 22' x 11' 9" with electric roller door to front and additional parking to front.

The property has large Gardens which adjoins Woodland at the rear.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a Yorkshire Water adoptable sewage treatment plant. The property has air source heating with under-floor heating to the ground floor and radiators to the First and Second Floors. All windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested

COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

ENERGY PERFORMANCE GRAPHS

The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. A Predicted Energy Performance Certificate has been obtained by the Developer and the property has been rated as Band B.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements