



Bryelwin

1 Treeton Road, Howden, Nr Goole, DN14 7DN

**Offers In Region Of £360,000**



# Property Features

- Extended Detached Bungalow
- Prime Residential Location
- 22ft Lounge, Dining Room, Kitchen & Sitting Area
- 3 Bedrooms & Bathroom
- Front & Good Size Rear Garden & Attached Garage



## Full Description

### SITUATION

1 Treeton Road, Howden, DN14 7DN is located in a prime residential area with The Ashes Playing Field across the road. The property will be found when leaving the Agent's office east into Highbridge and then right into Hailgate leading to Treeton Road and the property is immediately on the left.

The market town of Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 25 mile radius and this popular market town is located within 1.5 miles of access to the M62 motorway and Junction 37.

### DESCRIPTION

This Detached and Extended Bungalow offers accommodation comprising briefly: Entrance Hall and Passage, 22ft Lounge, Dining Room, Kitchen, Sitting Area, 3 Bedroom and Bathroom. Attached Single Garage. Front and good sized Rear Gardens. Partial Double Glazing and Oil Central Heating

### ACCOMMODATION

#### ENTRANCE HALL AND CENTRAL PASSAGE

Having ceiling coving, central heating radiator, airing cupboard and carpeting.

#### LOUNGE 22' 1" x 16' 6" (6.73m x 5.03m) to extremes

Having dual aspect with one PVCu double glazed window, ceiling coving, stone effect fireplace with open fire inset, 2 central heating radiators and carpeting and double doors opening onto:



### DINING ROOM 12' 9" x 10' 5" (3.89m x 3.18m)

Having double glazed sliding patio door opening onto the rear patio, ceiling coving, central heating radiator and carpeting.

### KITCHEN 14' 2" x 9' 11" (4.32m x 3.02m)

Having dual aspect PVCu double glazed window, PVCu double glazed door, central heating radiator. Range of units comprising 1 1/2 sink unit set in working surface with cupboards, drawers and appliance space under with built-in ceramic hob and built-in oven-grill and matching glazed and other wall units, island with working surface having cupboards and drawers under. Carpeting. Opening onto:

### SITTING AREA 14' 2" x 10' 1" (4.32m x 3.07m)

Having ceiling coving, office desk with over cupboards, shelving, cloaks cupboard, central heating radiator and carpeting.

### MASTER BEDROOM 10' 4" x 10' 1" (3.15m x 3.07m) to extremes

Having PVCu double glazed window, ceiling coving, range of fitted bedroom furniture, central heating radiator and carpeting.

### 2ND BEDROOM 10' 4" x 9' 6" (3.15m x 2.9m) to extremes

Having PVCu double glazed window, built-in wardrobe, central heating radiator and carpeting.

### 3RD BEDROOM 9' 3" x 9' 0" (2.82m x 2.74m)

Having PVCu double glazed window, range of fitted bedroom furniture, central heating radiator and carpeting.

### BATHROOM 7' 3" x 7' 0" (2.21m x 2.13m)

Having PVCu double glazed window, suite of panelled bath, pedestal wash basin, W.C and shower cubicle, central heating radiator and carpeting.

## OUTSIDE

### FRONT GARDEN

Front lawn garden with mature shrubs.

### GARAGE 15' 3" x 8' 0" (4.65m x 2.44m)

Side drive leads to the Attached Single Garage with up and over door. PVCu double glazed window, electrics and the Firebird Olympic-S 70.90 oil central heating boiler.





## REAR GARDEN

Rear garden with raised paved patio area opening into good size lawn area with mature shrubs and 2 Timber Sheds.

## SERVICES

Mains water, Electricity and Drainage are installed.  
Oil Central Heating served by the boiler in the Garage.  
Partial Double Glazing as detailed.  
None of the services or associated appliances have been checked or tested.

## OUTGOINGS

It is understood that the property is in Council Tax Band D , which is payable to the East Riding of Yorkshire Council.

## VIEWINGS

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

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## 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.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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 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.