



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**10 THE WILLOWS, HOWDEN, DN14 7GD  
ASKING PRICE OF £475,000**





### SITUATION

The property is best approached from the northern end of Market Place in the centre of Howden by turning left into Bridgegate, which in turn runs into Pinfold Street. On reaching the cross roads proceed across Knedlington Road into Butfield Road, and follow the road right into Boothgate. Take the first right turn into Boothgate Drive and at the fork in the road bear right into The Willows. The property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of an extremely well presented Detached House being situated in an excellent tucked away position in the sought after Historic Minster Town of Howden and within easy walking distance of Market Place which has an array of shops and cafes.

The Cities of York, Hull and Leeds are within easy commuting distance, and J37 of the M62 is within 1 mile. The property has spacious accommodation and presently comprises:



## GROUND FLOOR

### SPACIOUS ENTRANCE HALL

Composite front door, understairs cupboard and impressive spindled staircase to the First Floor.

### CLOAKROOM

Coloured suite comprising low flush W.C and pedestal washbasin.

### LOUNGE 18' 3" x 16' 3" (5.56m x 4.95m)

Recessed fireplace with light Oak surround and housing contemporary Living Flame gas fire. French doors leading to the side garden.



### LIVING DINING KITCHEN 33' 3" x 13' 0" (10.13m x 3.96m)

Extensive range of units comprising sink unit, base units with worktops, drawers, wall cupboards and Welsh dresser. Built-in oven and induction hob with chimney extractor over. Integrated dishwasher, fridge and fridge freezer. Island unit and breakfast bar. Personal door into the Integral Double Garage.

### UTILITY ROOM 10' 3" x 8' 0" (3.12m x 2.44m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Plumbing for auto washer. Composite door leading to the rear garden.



## FIRST FLOOR

### GALLERIED LANDING

This is approached via the impressive spindled staircase from the Entrance Hall and opening from the Galleried Landing are:-

### MASTER BEDROOM 16' 3" x 16' 0" (4.95m x 4.88m)

Extensive range of fitted furniture including wardrobes, drawers and beside cabinets.



### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush W.C.

### FRONT BEDROOM 17' 9" x 12' 0" (5.41m x 3.66m)

Cottage style window to front.

### FRONT BEDROOM 13' 9" x 13' 0" (4.19m x 3.96m)

### SIDE BEDROOM 13' 0" x 12' 3" (3.96m x 3.73m)



### HOUSE BATHROOM

Contemporary white suite comprising free standing bath, pedestal washbasin, low flush W.C. and shower cubicle.

### TO THE OUTSIDE

Integral DOUBLE GARAGE 18' 9" x 18' with electric up and over doors to front, personal door into the Living Dining Kitchen and to the rear.

Block paved driveway from The Willows which provides extensive Off Street Parking.

Good sized Gardens to front and side. Hard Landscaped Garden area to rear.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired underfloor central heating to both the Ground and First Floor, and windows are double glazed with uPVC framed sealed units.

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

### COUNCIL TAX BAND

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

### VIEWING

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.





## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPH

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

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

