



10 Batty Lane

Howden, Nr Goole, DN14 7BW

Asking Price Of £325,000

Property Features

- Spacious Chalet House in excellent tucked away position
- Sitting Room, Living Room, Breakfast Kitchen & Utility
- 3 Double Bedrooms & Shower Room
- Gas CH, uPVC DG, Garage & Good Sized Gardens
- Within Walking Distance of Market Place and all amenities



Full Description

SITUATION

The property is best approached from the northern end of Market Place in the centre of Howden by turning right into Bridgegate and then immediately left into Batty Lane. Proceed around the sharp left hand bend and the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a spacious Detached Chalet 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 very light and airy accommodation which has large picture windows throughout presently comprises:-

GROUND FLOOR

SPACIOUS ENTRANCE HALL

uPVC front door, radiator and stairs leading to the First Floor.

CLOAKROOM 5' 3" x 5' 0" (1.6m x 1.52m)

Fitted shelves and gas central heating boiler.

SITTING ROOM 15' 9" x 13' 0" (4.8m x 3.96m)

Multi coloured stone fireplace with display shelf and recess. Large picture window to front and side. Radiator.



LIVING ROOM 14' 3" x 13' 6" (4.34m x 4.11m)

Sliding patio door to front enjoying views over the garden and to Howden Minster beyond. Large picture window to side, radiator and sliding doors into:-

BREAKFAST KITCHEN 16' 6" x 10' 0" (5.03m x 3.05m)

Range of units comprising twin bowl sink unit, base units with tiled worktops, wall cupboards and breakfast bar. Radiator, ceramic tiled walls and uPVC door leading to:-

CONSERVATORY / UTILITY 15' 0" x 4' 9" (4.57m x 1.45m)

Radiator and plumbing for auto washer.



SHOWER ROOM

White suite comprising Walk in Shower Cubicle with dual shower heads, pedestal washbasin and low flush W.C. Radiator, part ceramic tiled walls and large linen cupboard.



FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a radiator and eaves storage cupboard are:-

MASTER BEDROOM 13' 6" x 13' 0" (4.11m x 3.96m)

Eaves storage cupboards and radiator.

FRONT BEDROOM 13' 3" x 8' 9" (4.04m x 2.67m)

Built-in cupboard and radiator.

REAR BEDROOM 13' 3" x 8' 0" (4.04m x 2.44m)

Built-in cupboard and radiator.



TO THE OUTSIDE

GARAGE 31' x 12' with WORKSHOP having covered area to side, and driveway approach from Batty Lane.

The property has good sized Gardens to front and rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators 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 D, 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

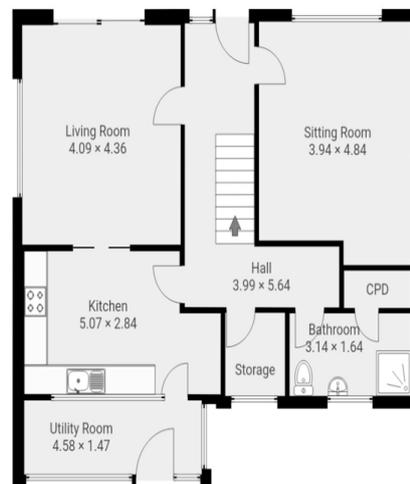
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability 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.

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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 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.