



6 Carlton Court
Howden, DN14 7JD

Offers Over £307,500

Property Features

- Superbly presented Link House in Mews Courtyard
- Lounge & 17' Open Plan Dining Kitchen
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Delightful Gardens
- Re-decorated accommodation with new floor coverings

Full Description

SITUATION

From Howden take Station Road (B1228) towards Bubwith. Take the first left turn into Shelford Avenue then the 5th right turn into Willerby Drive. Take the first left turn into Gowdall Way and then left again into Carlton Court where 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 superbly presented Link Detached House being situated in a popular Mews Courtyard towards the edge of the sought after Historic Market Town of Howden which is ideally placed for York, Hull, Leeds and J37 of the M62 motorway. The spacious re-decorated accommodation which has new floor coverings throughout presently comprises:-

GROUND FLOOR

ENTRANCE HALL

UPVC front door and radiator.

CLOAKROOM

White suite comprising low flush W.C. and pedestal wash basin. Radiator.

LOUNGE 14' 6" x 12' 6" (4.42m x 3.81m)

Attractive Teak fire-surround with log effect electric fire insert on hearth. Radiator, understairs cupboard, staircase leading to the First Floor, and double doors into:-

OPEN PLAN DINING KITCHEN 17' 9" x 11' 3" (5.41m x 3.43m)

Extensive range of units comprising sink unit, base units with Granite worktops and upstands, wall cupboards, pan drawers, larder unit and wine rack Built-in Bosch oven, microwave and Diplomat ceramic induction hob with extractor over,. Integrated dishwasher. Radiator, part ceramic tiled walls and French doors leading to the rear garden.



FIRST FLOOR

LANDING

This is approached via the full turn staircase from the Lounge and opening from the Landing which has a radiator and airing cupboard are:-

MASTER BEDROOM 11' 6" x 10' 9" (3.51m x 3.28m)

Radiator and cottage window to front.

FRONT BEDROOM 11' 6" x 9' 0" (3.51m x 2.74m)

Radiator.

FRONT BEDROOM 8' 6" x 8' 0" (2.59m x 2.44m)

Radiator.

REAR BEDROOM 14' 3" x 11' 0" (4.34m x 3.35m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Shower over bath. Heated towel rail, part ceramic tiled walls and free standing cabinet.

TO THE OUTSIDE

Attached GARAGE 18' 3" x 8' 3" with up and over door to front, personal door to side, power laid on, plumbing for autowasher, gas central heating boiler and block paved driveway from Carlton Court.

Attractive hard landscaped garden area to front.

Enclosed hard landscaped garden to rear with patio area, pond and pagoda.

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

It is understood that the property is in Council Tax Band C, 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.

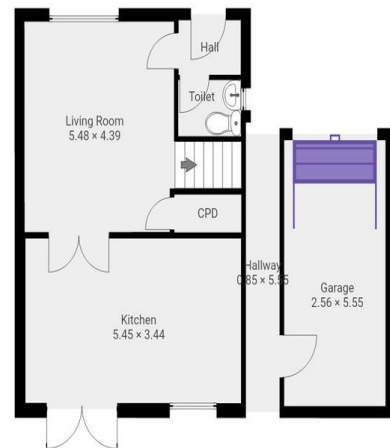
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating 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		83 B
69-80	C	73 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 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