



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**OLD SWANG FARM**

**6 MARSH END, HOWDEN, DN14 7DF**

**ASKING PRICE OF £550,000**





### SITUATION

The property is best approached from Goole by taking the A614 towards Howden and at the mini roundabout adjoining the former Ferryboat Public House turn left towards Selby. Proceed for approximately half a mile and at the Knedlington Crossroads turn right into Knedlington Road. Proceed through the S Bend and at the Crossroads turn left into Pinfold Street. Take the next left turn into Skirlaw Close and then immediately right into Marsh End, where the property will be found on the left handside.

### THE PROPERTY

This consists of a superbly appointed Detached House standing in delightful walled Gardens, being situated in a tucked away position within easy walking distance of the centre of the Historic Minster Town of Howden and all local amenities. The cities of York, Hull and Leeds are all within commuting distance and J37 of the M62 Motorway is within 2 miles allowing easy access to the other leading Business Centres.

The spacious accommodation presently comprises:



## GROUND FLOOR

### ENTRANCE HALL

UPVC front door, ceramic tiled floor and staircase leading to the first floor.

### CLOAKROOM

Contemporary white suite comprising low flush WC and vanity washbasin with tiled splash back. Ceramic tiled floor.

### LOUNGE 20' 0" x 11' 6" (6.1m x 3.51m)

Recessed fireplace housing cast iron multi-fuel stove on tiled hearth. Large bay window to front and 2 wall lights.



### STUNNING LIVING DINING KITCHEN 27' 9" x 10' 9" (8.46m x 3.28m)

Extensive range of contemporary units comprising sink unit, base units with worktops and pan drawers. Belling range cooker. Cupboard housing gas central heating boiler, down lighters, ceramic tiled floor and French doors leading to the covered veranda and gardens at the rear.

### COVERED SIDE VERANDA

Gate at front, and leading to:

### UTILITY ROOM 9' 6" x 8' 3" (2.9m x 2.51m)

Base units with worktops. Plumbing for auto washer. 2 large storage cupboards and downlighters.

### OFFICE 8' 9" x 7' 9" (2.67m x 2.36m)

Downlighters.



## FIRST FLOOR

### LANDING

This is approached via the staircase from the Entrance Hall, and opening from the Landing are:

### MASTER BEDROOM 11' 9" x 11' 6" (3.58m x 3.51m)

Radiator, and opening into

### ENSUITE BATHROOM

White suite comprising panelled in bath and pedestal washbasin. Heated towel rail and downlighters.

### FRONT BEDROOM 11' 6" x 8' 6" (3.51m x 2.59m)

Radiator and overstairs recess.

### REAR BEDROOM 11' 0" x 11' 0" (3.35m x 3.35m)

Radiator.





**REAR BEDROOM 8' 9" x 8' 0" (2.67m x 2.44m)**  
Radiator and open wardrobe.

#### **SHOWER ROOM**

White suite comprising walk in shower with dual shower heads, pedestal washbasin, and low flush WC. Heated towel rail, part ceramic tiled walls and ceramic tiled floor

#### **CONVERTED BARN**

This consists of a brick and pan tiled BARN which comprises BEDROOM 14'9" x 10' 6" with vaulted ceiling and electric radiator, and SHOWER ROOM with white suite comprising walk in Shower, vanity washbasin and low flush WC. Heated towel rail, ceramic tiled walls and door leading to private DECKED AREA.



#### **TO THE OUTSIDE**

There is an extensive block paved Parking Area to the front with gated access from Marsh End. The property has a superb walled Garden to rear with covered veranda, decked areas, patio's, lawns and flower borders together with SUMMERHOUSE 12' x 9".

#### **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 E, 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.

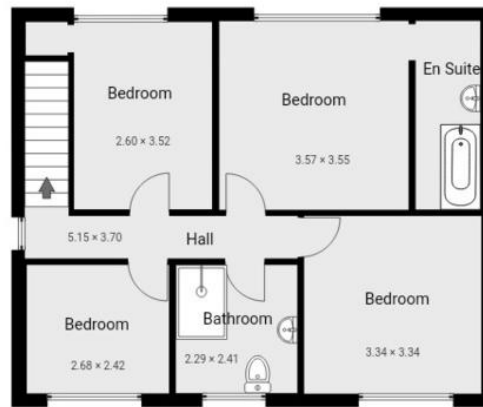
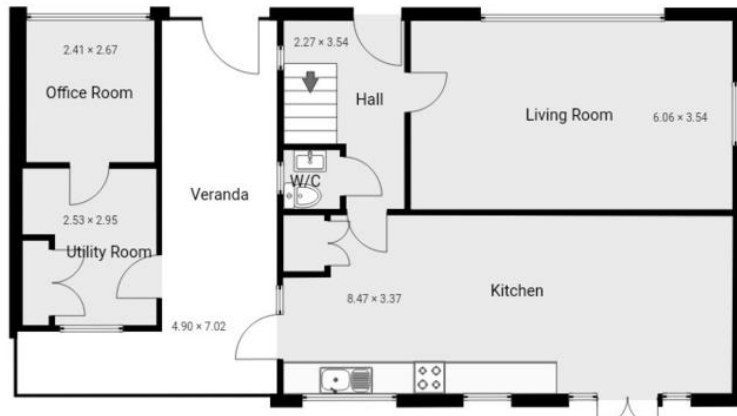
### ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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