

Marsh Lodge

St. Peters Close, Howden, DN14 7PF

Asking Price Of £320,000

Property Features

- Extended Detached Bungalow in tucked away position
- 18' Lounge Diner & 17' Kitchen
- 3 Double Bedrooms, 2 Shower Rooms & Sun Room
- Gas CH, UPVC DG, Integral Garage & walled Gardens
- Flexible accommodation with potential for Annex

Full Description

SITUATION

From Goole take the A614 towards Howden. Pass over Boothferry Bridge and at the mini roundabout 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 third left turn into St John's Street and then take the first left turn into St. Peters Close. The property will be found in a tucked away position on the left handside of this quiet cul-de-sac being clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of an extended Detached Bungalow which is situated in a quiet tucked away position within easy walking distance of the centre of the sought after Historic Market Town of Howden, which is ideally placed for York, Hull and J37 of the M62 Motorway. The flexible accommodation which has potential for an Annex presently comprises:

ACCOMMODATION

ENTRANCE

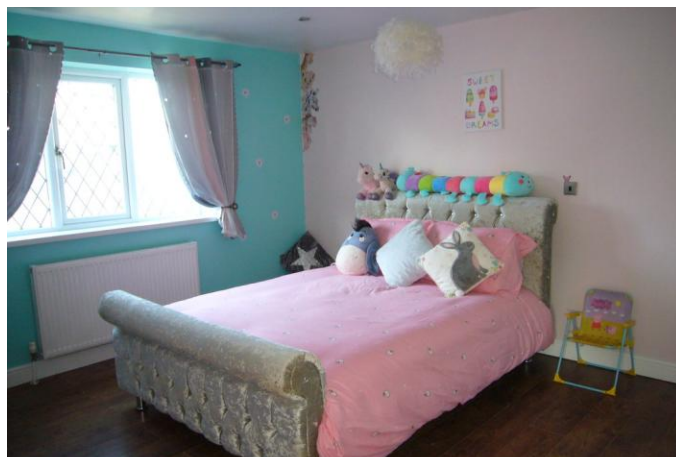
UPVC door leading to:

KITCHEN 17' 9" x 8' 6" (5.41m x 2.59m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated dishwasher, fridge and freezer. Plumbing for auto washer, wine rack and radiator.

LOUNGE DINER 18' 9" x 16' 0" (5.72m x 4.88m)

2 radiators and French doors leading to patio area.



MASTER BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m)

Radiator, downlighters and leading to:

ENSUITE SHOWER ROOM

Coloured suite comprising shower cubicle, wash bowl on stand and low flush WC. Radiator downlighters, ceramic tiled walls and ceramic tiled floor.

SUN ROOM / KITCHENETTE 10' 9" x 8' 6" (3.28m x 2.59m)

Range of units including sink unit, base units with worktops and wall cupboards. Downlighters and French doors leading to patio area.

INNER HALL

Leading to:

FRONT BEDROOM 17' 0" x 9' 9" (5.18m x 2.97m)

Radiator.

FRONT BEDROOM 13' 3" x 8' 3" (4.04m x 2.51m)

Built in wardrobes with centre dressing table, and radiator.

SHOWER ROOM

Contemporary white suite comprising walk in shower cubicle with dual shower heads, vanity washbasin and low flush WC. Heated towel rail and downlighters.

TO THE OUTSIDE

Integral GARAGE with up and over door to front, gas central heating boiler and gated block paved driveway from St. Peters Close.

Block paved area to front providing additional Off Street Parking.

Patio area to side.

Walled Garden to rear with patio area.

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.

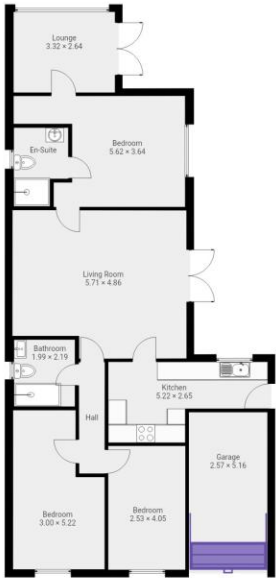
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE 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.



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		87 B
69-80	C	77 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