



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

17 HULL ROAD, HOWDEN, DN14 7AH
FOR SALE BY TENDER
PRICE GUIDE – OFFERS OVER £350,000





SITUATION

From Goole take the A614 to Howden and at the roundabout at the eastern edge of the Town, known as Longs Roundabout, take the first left turn into Hull Road. The property will be found on the left handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an individual Detached Bungalow being situated in an excellent position on the edge of the sought after Minster Town of Howden which is ideally placed for commuting to York, Hull and Leeds, and is within 1 mile of J37 of the M62 allowing easy access to the major Yorkshire Business Centres. The spacious accommodation which is in need of general updating and refurbishment presently comprises

ACCOMMODATION

ENTRANCE VESTIBULE

UPVC front door and leading to:



SPACIOUS HALLWAY 13' 9" x 8' 9" (4.19m x 2.67m)

Radiator and glazed double doors into:

LOUNGE DINER 29' 3" x 14' 9" (8.92m x 4.5m)

Stone fireplace and chimney breast. Bow windows to front and side, 3 radiators and raised Dining Area.

KITCHEN 12' 3" x 9' 3" (3.73m x 2.82m)

Range of Oak units comprising sink unit, base units with worktops having tiled upstand and larder unit. Aga cooker.



UTILITY ROOM 9' 6" x 8' 0" (2.9m x 2.44m)

Range of units comprising sink unit and base unit with worktops having tiled upstand. Plumbing for auto washer, gas central heating boiler and door to side.

SIDE BEDROOM 14' 0" x 13' 9" (4.27m x 4.19m)

Radiator.

SIDE BEDROOM 14' 0" x 12' 0" (4.27m x 3.66m)

Radiator.

BATHROOM

White suite comprising "P" shaped bath, vanity washbasin set in slate top and low flush WC. Shower over bath with side screen. Heated towel rail, ceramic tiled walls and large wall mirror.



ATTIC SPACE 23' 6" x 12' 6" (7.16m x 3.81m)

This space is ideal for conversion into further accommodation, and is approached via a retractable ladder from the Hallway and has a radiator, window to the gable end and gives access into a further large Attic Space.

TO THE OUTSIDE

The property stands in good sized lawned grounds and has ample parking with vehicular access from Hull Road.

PLEASE NOTE

It will be necessary for the Purchaser of 17 Hull Road to widen the existing vehicular access / driveway into the Site from Hull Road by removing the small Boundary wall and part of the existing hedge. This work must be carried out at the Purchasers expense within 3 months of Completion of the Sale.





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.

MODE OF SALE

This property is being offered for Sale by Informal Tender with the closing date for offers being Friday 29th August 2025 by 12 Noon. Offers should be made in writing or sent by email and the offer letter should clearly set out the following:-

1. The amount of your offer.
2. Confirmation as to how your offer will be funded (i.e. cash or loan).
3. Confirmation that should your offer be accepted that you will be able to sign and exchange Unconditional Contracts within 8 weeks of your offer being accepted with the Sale completing 14 days thereafter.
4. Any other conditions, in detail, which maybe attached to your offer.
5. The Solicitors acting on your behalf.

Your offer should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU clearly marked "Howden Tender" or by email to sales@townendclegg.co.uk





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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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