



# 8 Loftsome Way

Howden  
DN14 7SW

Offers in the region of  
£325,000



- FABULOUS WELL APPOINTED FAMILY HOME
- FOUR BEDROOMS AND STUDY
- LARGE L SHAPED KITCHEN / FAMILY AREA
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- OUTSIDE ENTERTAINING AREA
- ATTRACTIVE REAR GARDEN
- QUIET LOCATION IN POPULAR MARKET TOWN
- EARLY VIEWING HIGHLY RECOMMENDED







Nestled in the charming market town of Howden, this fabulous family home on Loftsom Way offers an ideal blend of comfort and style. The well-designed layout enhances the flow of the home, making it both functional and inviting. With four spacious bedrooms, this property is perfect for families seeking room to grow. The living room and family area provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in comfort. One of the standout features of this property is the delightful outside entertaining area, perfect for summer barbecues or simply enjoying the tranquil surroundings. The quiet location adds to the appeal, providing a peaceful retreat while still being within easy reach of the local amenities that Howden has to offer.

Composite entrance door with glazed side panel leading into:-

#### Entrance Hall

Having oak flooring which continues through to the downstairs cloakroom. Stairs off to the first floor and a useful understairs storage area. With a window to the side elevation and a radiator.

#### Living Room

4.32 x 3.31 (14'2" x 10'10")

Having a built in entertainment unit. With a bay window to the front elevation and a radiator.

#### Study

3.31 x 3.20 (10'10" x 10'5")

Having a window to the side elevation and a radiator. Oak flooring.

#### Kitchen

3.95m x 2.4m (12'11" x 7'10")

Having a good range of oak effect base and wall units. Complimentary work surfaces

incorporating a one and a half bowl composite sink unit with mixer tap over. Integrated electric oven and five ring gas hob with extractor over. Integrated dishwasher. Having a window to the side elevation. Door to the utility room.

#### Dining/ Family Area

5.7m x 2.84m (18'8" x 9'3")

Currently used as a dining area but could equally be utilised as a family area, games area etc. Having french doors leading onto the outside entertaining area and a further door to the side elevation. Space for a large American style fridge/freezer. Radiator

#### Utility Room

2.6m x 1.73m (8'6" x 5'8")

Having matching base and wall units to those in the kitchen along with a composite sink. Plumbing for washing machine and venting for a dryer. With a window to the rear elevation and a door into the garage.

#### Landing

With doors off and a window to the side elevation.

#### Bedroom 1

5.7m x 2.84 (18'8" x 9'3")

With half height panelling to one wall. Having two windows to the rear elevation and a radiator.

#### En-Suite Shower

2.05m x 1.82m (6'8" x 5'11")

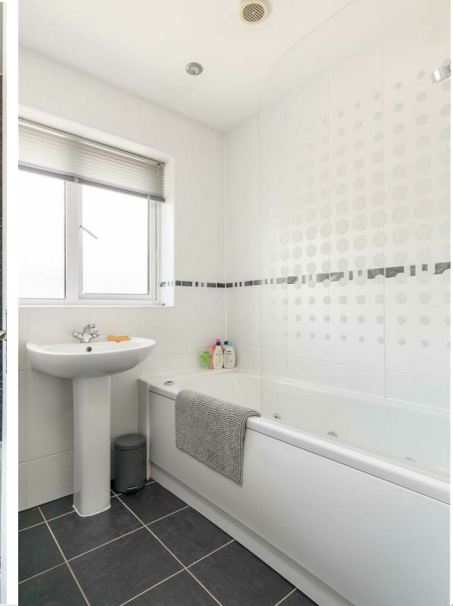
Being fully tiled and having a white suite comprising shower cubicle, hand wash basin and wc. Having a chrome ladder style radiator/towel rail and a window to the side elevation. Tiled floor.

#### Bedroom 2

3.22m x 2.71m (10'6" x 8'10")

Having a window to the side elevation and a radiator.





### Bedroom 3

3.67m x 2.71m (12'0" x 8'10")

Having built in wardrobes to one wall. With a window to the front elevation and a radiator.

### Bedroom 4

2.52m x 2.03m (8'3" x 6'7")

Having a window to the front elevation and a radiator.

### Bathroom

1.92m x 1.9m (6'3" x 6'2")

Being fully tiled and having a three piece white suite comprising panelled bath with electric shower over, wash hand basin and wc. Tiled floor and a chrome ladder style radiator/towel rail. With a window to the side elevation.

### Garage

4.83m x 2.6m (15'10" x 8'6")

A single attached garage with an electric roller shutter door. The central heating boiler and electric consumer unit are also located here (Consumer unit replaced in 2024).

### Outside

To the front is a block paved driveway providing off road parking for several vehicles and a pebbled area to the side. The attractive rear garden is laid mainly to lawn with an attractive paved patio. There is also an outside entertaining area with a pergola over.

### Utilities

Mains Electric

Mains Gas

Mains Water ( metered)

Mains Sewerage

Mobile 4g

Broadband FTTP (Ultrafast)

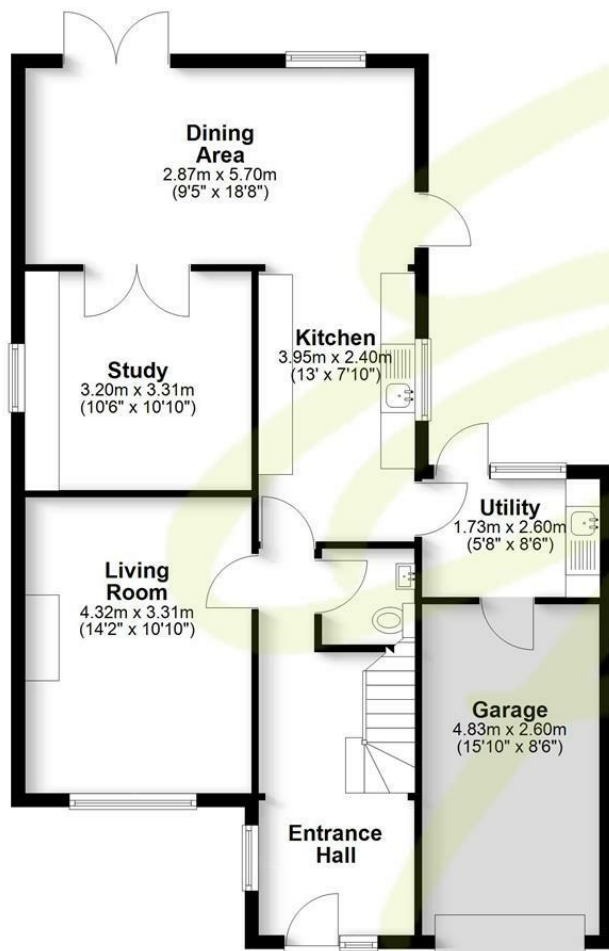






### Ground Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



### First Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



Total area: approx. 130.6 sq. metres (1406.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		

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