



10 CHAPEL CLOSE
HOWDEN, DN14 7FN

SUBSTANTIALLY REDUCED £399,950
FREEHOLD

SUBSTANTIALLY REDUCED IDEAL FAMILY HOME. NO CHAIN. This well presented, detached family home is located in a sought after area of the town, close to local amenities, The Ashes Park and access to the M62 motorway at J37. The property occupies a corner position and offers spacious accommodation briefly comprising, 2 reception rooms, kitchen/diner, utility, w.c., four double bedrooms, two of which have en-suite facilities and one has a delightful walk out balcony. There are private rear gardens, a double garage and parking to the front. A viewing is highly recommended.

EPC: D



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- Well presented detached family home
- Cul-de-sac position
- Corner plot
- Spacious accommodation
- Four double bedrooms
- Two bedrooms with en-suites
- House bathroom
- Walk out balcony from master bed
- Double garage & parking
- Private gardens. NO CHAIN.



Entrance Hall

Stairway leading to the first floor. Timber effect flooring. Under stairs storage cupboard. One central heating radiator. Double doors leading into the lounge. Access door into the garage.

Lounge

Bay window. Granite fire surround and hearth housing a coal effect gas fire. Two central heating radiators.

Kitchen/Breakfast Room

A comprehensive range of fitted base and wall units finished in timber effect and having laminate worktops and tiled work surrounds. The units incorporate a one and a half bowl single drainer stainless steel sink and a five ring gas hob with stainless steel extractor fan over. Integrated fridge/freezer. Plumbing for a dishwasher. Patio doors leading out to the rear garden. Ceramic tiled floor and one central heating radiator.

Snug

Patio doors leading out to the rear garden. One central heating radiator.

Utility Room

Range of fitted base and wall units. Laminate worktop incorporating a single drainer stainless steel sink. Plumbing for an automatic washing machine. Housing unit containing the wall mounted 'Potterton' gas boiler. Rear door access. Ceramic tiled floor. One central heating radiator.

W.C.

White suite comprising a corner wash hand basin and a low flush w.c. Ceramic tiled floor and one central heating radiator.

Landing

Access to the loft space. Airing cupboard containing the cistern tank.

Master bedroom

To the front elevation. Built in double wardrobe. Patio doors leading out on to the balcony. One central heating radiator.

En-Suite

White suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Walls partially tiled. Chrome heated towel rail. Inset light and an extractor fan.

Bedroom Two

To the rear elevation. Range of fitted wardrobes. One central heating radiator.

En-Suite

White suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Walls partially tiled. Chrome heated towel rail. Inset light and an extractor fan.

Bedroom Three

To the front elevation. Bay window. Range of fitted wardrobes. One central heating radiator.

Bedroom Four

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a panelled bath with mixer tap shower attachment, fully tiled shower cubicle, pedestal wash hand basin and a low flush w.c. Partially tiled walls and ceramic tiled floor. One central heating radiator and inset ceiling lights.

Double garage

Integral double garage with electric up and over access door. Power and lighting.

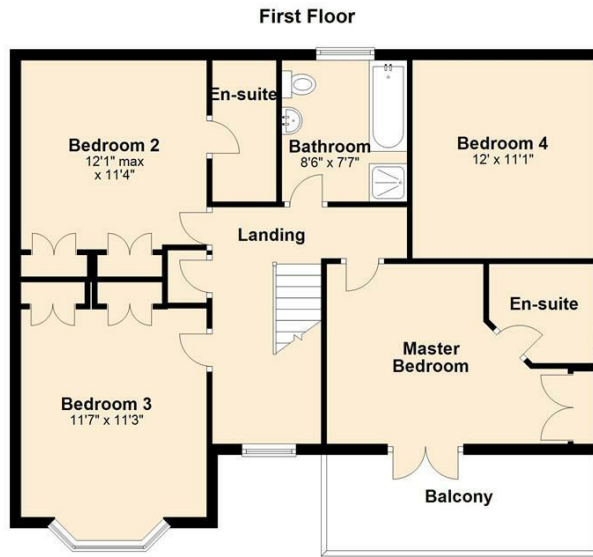
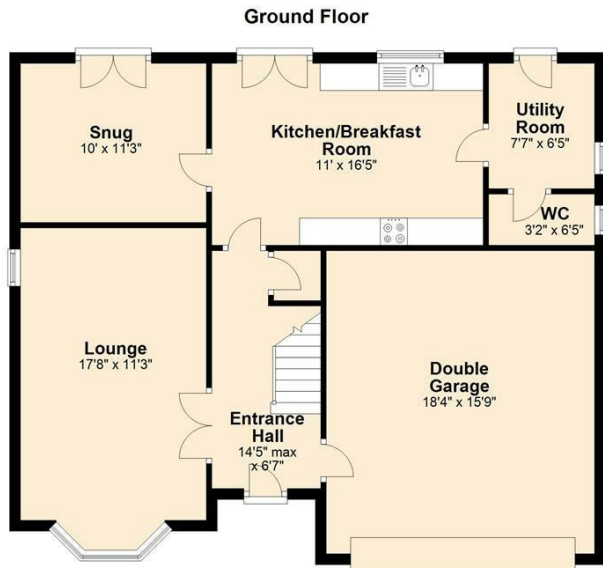
Gardens

To the front of the property there is a driveway providing off street parking and access to the garage. A pathway leads to the front door and down the side of the property via gated access.

To the rear and side of the property there are attractive fully enclosed, private gardens which are mainly laid to lawn with well stocked flower and shrub beds and mature trees. There are paved patio seating areas and a timber garden shed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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