



78 Buttfield Lane
Howden DN14 7DS

Reduced To £290,000

FREEHOLD

OFFERED WITH NO ONWARD CHAIN. This detached bungalow occupies a generous corner position and offers accommodation comprising, entrance hall, lounge, kitchen, side entrance, three bedrooms and a bathroom. Outside there are gardens to three sides a driveway and garage. Gas central heating and UPVC double glazing.

EPC: D



- Detached bungalow in a generous corner plot
- 3 bedrooms
- Spacious Kitchen & Lounge
- Garage and Driveway

Entrance Hall

Timber entrance door. Timber effect laminate flooring. Inset ceiling lights. One central heating radiator.

Lounge

Patio doors to rear garden. Two central heating radiators.

Kitchen/Breakfast Room

Range of base and wall units finished in white laminate, timber effect laminate work tops and tiled work surrounds. The units incorporate a one and a half bowl stainless steel single drainer sink and a four ring electric hob with built under electric oven. Breakfast bar. Inset ceiling lights. Ceramic tiled floor. One central heating radiator.

Side Entrance

Built in storage cupboard housing the wall mounted gas boiler. Side access door. Ceramic tiled floor.

Bathroom

White suite comprising a bath with tiled surround and a mixer tap, vanity wash hand basin with cupboards below, fully tiled shower cubicle with mains shower and a low flush W.C. Towel rail/radiator. Inset ceiling lights. Ceramic tiled floor. Access to the loft.

Inner Hall

Inset ceiling lights. Timber effect laminate floor.

Bedroom One

To the rear elevation. One central heating radiator.

Bedroom Two

To the rear elevation. Range of fitted furniture finished in white laminate. Timber effect laminate floor. One central heating radiator.

Bedroom Three

To the side elevation. One central heating radiator.

Detached Garage

Detached garage with electrically operated metal up and over door.

Gardens

The bungalow stands in a generous corner position and the gardens are to three sides and are mainly laid to lawn. The gardens to the rear are lawned and are fully enclosed and include a decked seating area and paved pathway. There is a side gate giving access to the rear garden. A driveway to the side provides off street parking for a number of vehicles.

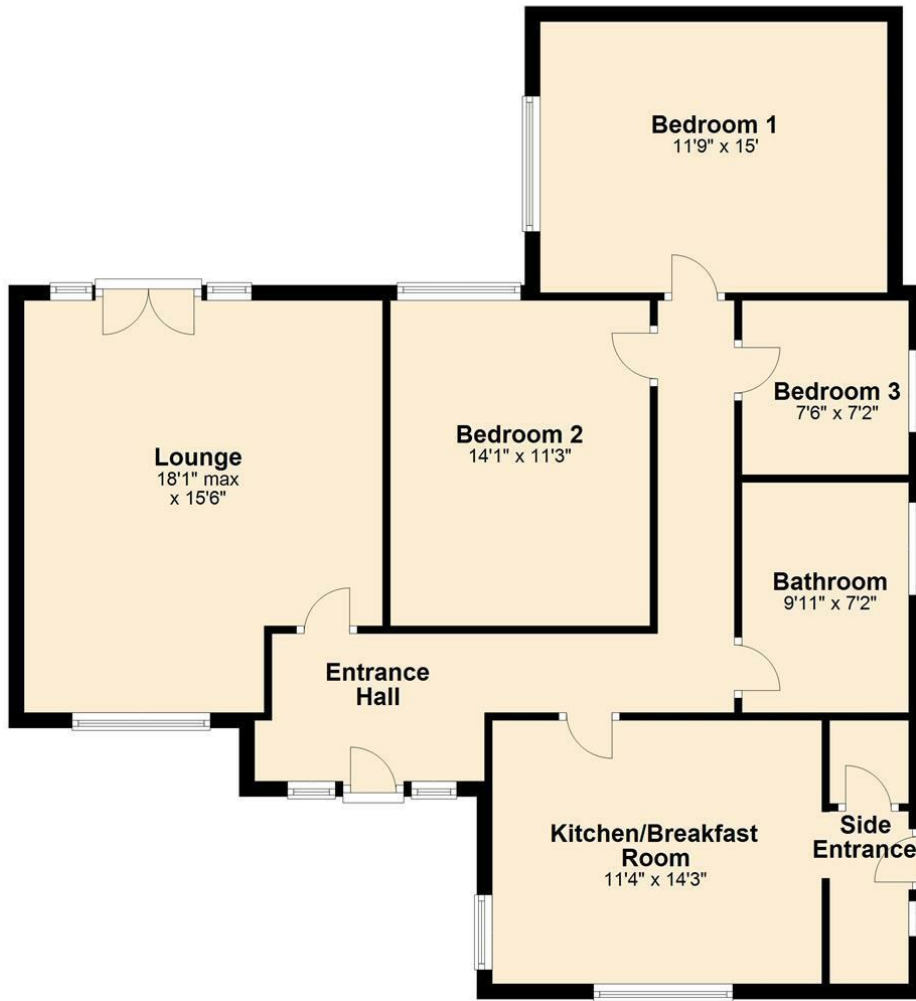
PLEASE NOTE THAT THIS PROPERTY IS CONNECTED TO A SEPTIC TANK.



- Located within walking distance to the town centre
- Gas CH & UPVC Double Glazing
- Offered with no onward chain
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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(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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