



23 Hailgate Howden DN14 7SL

£565,000

FREEHOLD

A rare opportunity has arisen to acquire this substantial, three storey, detached family home, which has been occupied by the same owners for nearly 30 years. This Period property is situated in the heart of the town on Hailgate, occupying a generous plot and within easy walking distance of all local amenities and approximately one mile from access to J37 of the M62, providing excellent commuter links. The original part of the property dates back to the 1800's and it was then substantially extended in the 1900's to provide the accommodation it does today. Offering versatile living accommodation, briefly comprising, two reception rooms, office, kitchen with pantry, large utility, shower room, six bedrooms and a bathroom, ideal for a growing family. Externally the property stands in delightful, mature gardens, together with off street parking. This really is a one off property and should be viewed to fully appreciate the extent and potential of the property on offer.

EPC:



- Substantial, period detached home
- Three storey accommodation
- Perfect family home
- Town centre location

Description

The property has the benefit of gas central heating and UPVC double glazing and offers extensive family accommodation comprising;

Entrance Hall

Ceramic tiled floor.

Office

One central heating radiator. Bookcase.

Inner Hall

Ceramic tiled floor. Stairway leading to the first floor.

Rear Lobby

Rear entrance door. Built in storage cupboard.

Lobby

Shower Room

White suite comprising a corner shower cubicle with mains shower and laminate wall panelling, vanity wash hand basin and a low flush w.c. Chrome heated towel rail. Extractor fan.

Kitchen/Breakfast Room

A range of fitted base and wall units finished in cream. Solid oak worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink and an integrated dishwasher and fridge. Tiled cooker recess. Two central heating radiators. Ceramic tiled floor and inset ceiling lights. Walk in pantry cupboard measuring 5'1" x 3'1".

Utility Room

A range of fitted base and wall units finished in timber effect and having tiled worktops. One and half bowl single drainer sink.

Plumbing for a washing machine. Floor standing 'Worcester' gas boiler, which was installed in 2007. Rear door access. Velux roof window.

Dining Room/Sitting Room

Double doors into the kitchen. Timber fire surround with marble inset and hearth housing a gas fire. One central heating radiator.

Lounge

Marble fire surround with period cast inset and slate hearth having an open grate. Patio doors leading out to the rear. One central heating radiator.

Landing

Stripped floorboards.

Bedroom One

To the front elevation. Range of fitted wardrobes and overhead storage cupboards. Two central heating radiators.

Bathroom

White suite comprising a panelled bath with shower over, pedestal wash hand basin and a low flush w.c. Chrome heated towel rail. Fully tiled around the bath area. Inset ceiling lights. Access to the loft space.

Bedroom Two

To the front elevation. Picture rail. One central heating radiator.

Bedroom Three

To the rear elevation. Timber fire surround with period cast inset with decorative tiles. One central heating radiator.

Bedroom Four

To the rear elevation. Fitted shelving and cupboards in the alcoves. One central heating radiator.



- Generous plot
- Two reception rooms and an office
- Six double bedrooms
- Bathroom and shower room
- Extensive mature gardens
- Off street parking. Viewing highly recommended.

Landing

Bedroom Five

Velux roof window. Exposed ceiling beams. One central heating radiator.

Bedroom Six

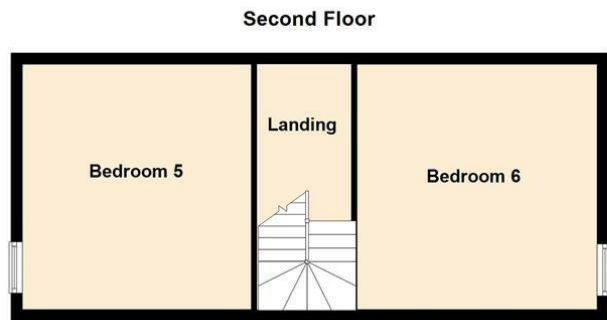
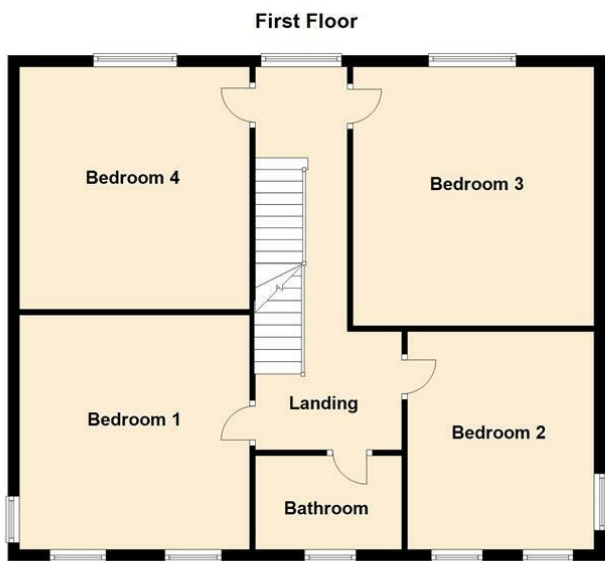
Velux roof window. Exposed ceiling beams. One central heating radiator.

Outside

To the front of the property there is a gravelled driveway providing off street parking and double gates giving access to the rear and a further parking area.

To the rear of the property there are extensive, mature gardens, which are mainly laid to lawn with a range of mature trees, shrubs, and hedging together with a paved seating area.





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