



27 Buttfield Road
Howden DN14 7DY

£235,000
FREEHOLD

An opportunity to acquire this semi-detached bungalow located in a popular area of the town close to amenities and access to J37 of the M62. The property, which requires modernisation, offers two bedroom accommodation together with two attic rooms, gardens, driveway and a garage. No chain.

EPC: E



- Semi-detached bungalow
- Popular location
- In need of modernisation
- Gas central heating & double glazing

Entrance Hall

Timber effect laminate floor. One central heating radiator. Sliding doors giving access to a spiral stairway leading to the first floor.

Sitting Room

Timber fire surround with tiled inset and hearth housing an electric fire. Timber effect laminate floor. One central heating radiator.

Kitchen

Range of fitted base and wall units with laminated worktops. One and half bowl single drainer stainless steel sink. Built in storage cupboard with radiator. Side door access. Wall mounted gas boiler. One central heating radiator.

Shower Room

White suite comprising a corner shower cubicle with mains shower, vanity wash hand basin and a low flush w.c. Panelled ceiling with inset spot lights. Chrome heated towel rail. Ceramic tiled floor.

Bedroom One

To the front elevation. Timber effect laminate floor. One central heating radiator.

Bedroom Two

To the rear elevation. One central heating radiator.

Landing

Spiral staircase giving access to the first floor landing. Roof Window.

Attic Room

Roof window. One central heating radiator. Access to eaves storage.

Attic Room

Window. One central heating radiator. Access to eaves storage.

Outside

Garage

Metal up and over access door.

Utility/Store

Plumbing for a washing machine. Gas and electric meters and fuse box.

Gardens

To the front of the property there is a good size lawn area with flower beds and a block paved driveway providing plenty of off street parking.

To the rear of the property there is a paved garden with vegetable beds and a greenhouse.



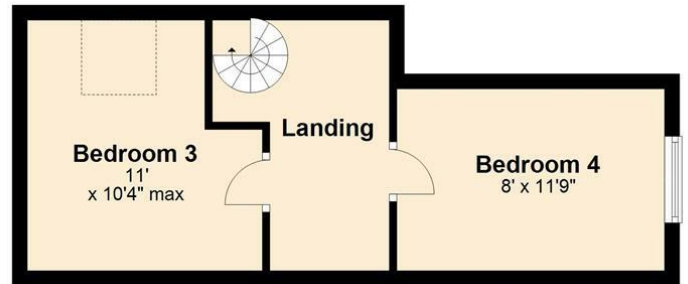
- Two bedrooms & Two Attic Rooms • Front and rear gardens • Driveway • Garage & outside utility room • NO CHAIN



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

