



## 56 Bridgeway Howden DN14 7JQ

£265,000

**FREEHOLD**

An exciting opportunity has arisen to acquire this extremely well presented, Georgian town house, located within the town centre of Howden, within easy walking distance of the town's many amenities and approximately one mile from access to J37 of the M62. This delightful property is full of character and charm and offers quirky, three bedroomed accommodation over three floors. There is a veranda on the first floor, which offers lovely views over Howden Minster. This really is a charming property that has been tastefully decorated and a viewing is highly recommended.

**EPC:**



- Extremely well presented Georgian town house
- Located in the heart of this historic market town
- Within easy walking distance of all amenities

### Description

The property has the benefit of gas central heating, UPVC double-glazing and a security alarm and offers accommodation comprising;

### Entrance

Directly into the Kitchen/Breakfast room.

### Kitchen

A comprehensive range of fitted base and wall units finished in charcoal and having acrylic worktops and tile effect work surrounds. Matching island unit. The units incorporate a range of appliances including an integrated fridge/freezer, dishwasher, housing unit with electric cooker and microwave and a four ring ceramic hob with concealed extractor fan over. Double bowl white ceramic sink. Two bay windows one with window seat. 2 period style radiators.

### Rear Entrance

Stairway leading to the first floor. Under stairs storage cupboard. Double timber doors leading out to the rear. Two central heating radiators.

### W.C.

White low flush w.c. and a wash hand basin. Extractor fan.

### Utility Room

Belfast sink. Plumbing for an automatic washing machine. One central heating radiator.

### Landing

One central heating radiator.

### Sitting Room

White fire surround with brick inset and tiled hearth housing a

wood burning stove. Inset ceiling lights and six central heating radiators. Double doors leading out onto a veranda.

### Veranda

Enclosed roof top seating area enjoying views of the minster.

### Bedroom Three

To the front elevation. Walk in store room housing the wall mounted 'Worcester' gas boiler and having the benefit of water/plumbing connections. Two central heating radiators.

### Second floor Landing

### Bedroom One

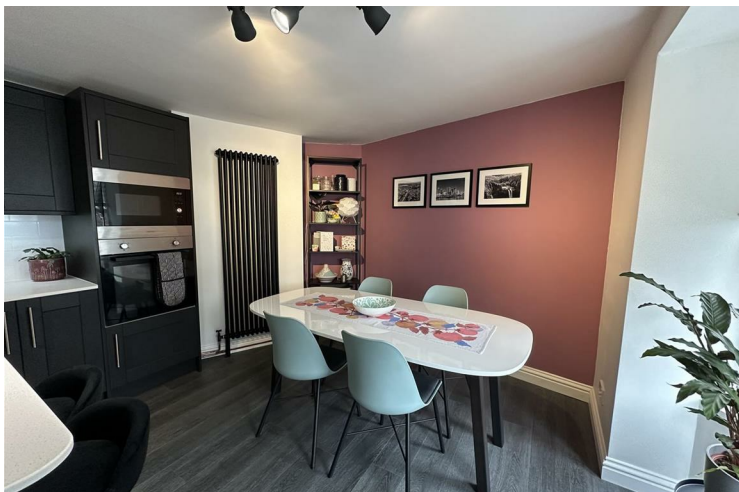
To the front elevation. Exposed ceiling beam and two central heating radiators. Newly fitted sliding sash window.

### Bedroom Two

To the front elevation. One central heating radiator. Newly fitted sliding sash window.

### Bathroom

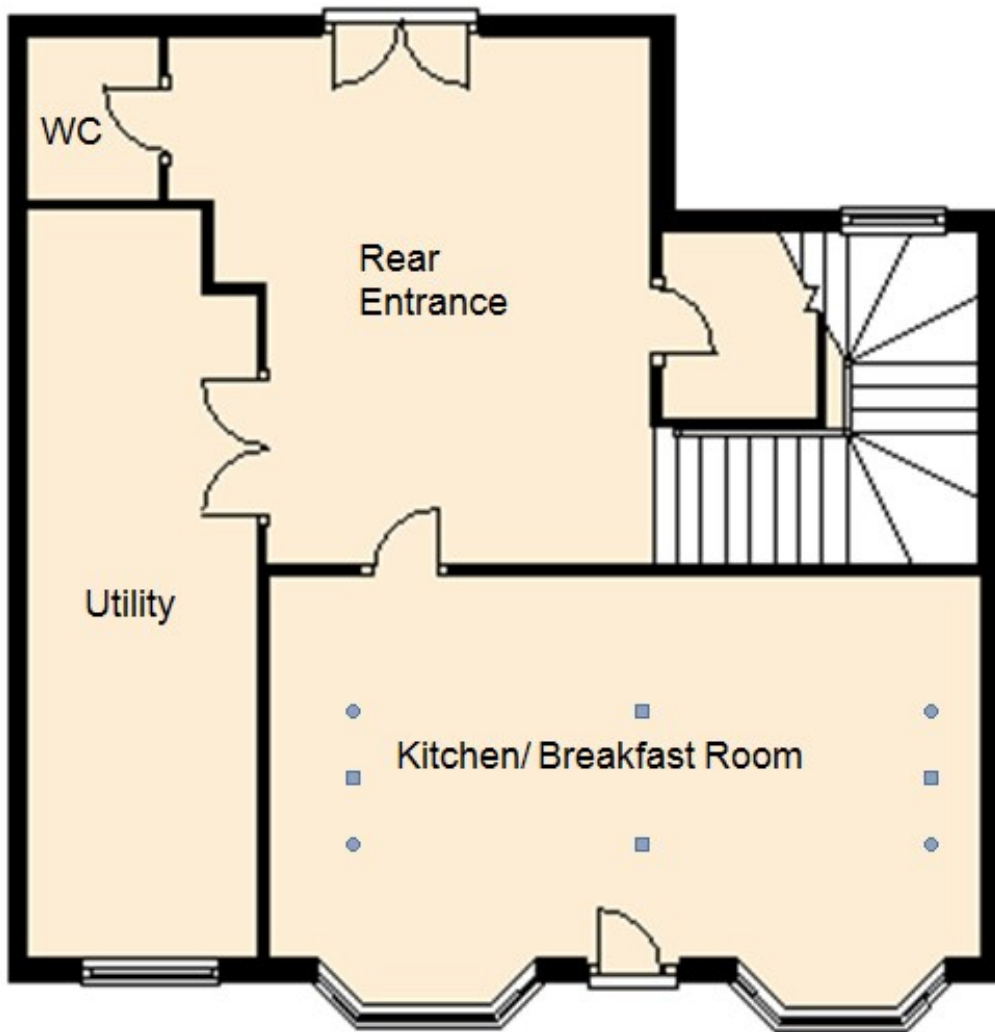
White suite comprising a bath with tiled front, walk in fully tiled shower area with mains shower, vanity wash hand basin with cupboards below and a low flush w.c. Fully tiled walls and floor. Restricted headroom and one central heating radiator.




- Gas central heating
- Spacious kitchen/dining room
- Useful utility area & downstairs w.c.
- First floor sitting room enjoying views of the town
- Three bedrooms
- Veranda with views of the Minster
- Viewing highly recommended



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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