

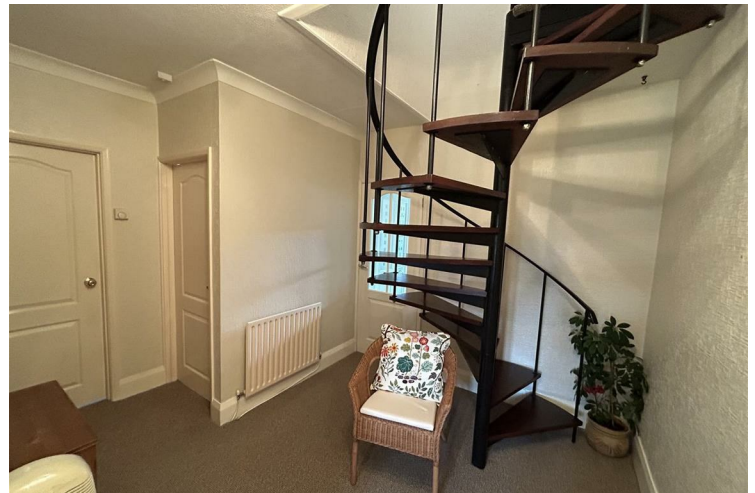


88 Buttfield Road
Howden DN14 7DY

£345,000
FREEHOLD

A rare opportunity to acquire this detached three bedroom bungalow located within walking distance of the towns local amenities and 'The Ashes' park. The property benefits from two reception rooms with one currently used as a dining room, a modern kitchen with two useful utility areas, bathroom with a separate W.C and a ground floor double bedroom. To the upstairs there are two double bedrooms, a W.C and plentiful integrated storage cupboards. To the outside the property occupies a substantial plot, with large front gardens with fenced and hedge borders, a long private driveway that leads to a single detached garage. To the rear, there is a further lawned fully enclosed garden. A viewing is highly recommended to fully appreciate the space that this property has to offer.

EPC: E



- Detached bungalow
- Sought-after location
- Two reception rooms
- Modern kitchen with two useful utility areas
- Downstairs bathroom and a separate W.C

Entrance

A large and welcoming entrance hall with two central heating radiators and a spiralled staircase to the first floor.

Dining Room

Located to the front elevation of the property and currently used as a dining room. One central heating radiator.

Sitting Room

A spacious sitting room with a feature gas fireplace and two central heating radiators.

Kitchen

A modern kitchen with base and wall units finished in white, with laminate work tops and panelled work surround. There are a variety of integrated appliances that include a slimline dishwasher, extractor fan and a single drainer stainless steel sink with a swan neck tap. There is also the necessary space for an oven and a door providing access outside.

Utility One

A useful utility accessed from the kitchen with laminate flooring, base and wall units with a tiled splashback.

Utility Two

A second utility area accessed from the kitchen with base and wall units with a single drainer stainless steel sink and a tiled splashback.

Bathroom

A modern, white bathroom suite with vinyl flooring and fully tiled walls, that comprises of a wash hand basin with cupboard underneath, bath, and a corner shower cubicle with wet wall panelling and an electric shower fitting. There is also a chrome heated towel rail.

W.C

A useful separate toilet with a W.C and wash hand basin.

Bedroom One

A spacious double bedroom located to the ground floor front elevation with one central heating radiator.

First Floor Accommodation

Landing

Useful fitted storage cupboards alongside an additional cupboard that houses a wall mounted Valliant gas boiler.

W.C

A modern W.C that has been tiled to half height, has laminate flooring alongside a W.C with a concealed cistern, hand wash basin with cupboard underneath and a wall mounted extractor fan.

Bedroom Two

To the rear elevation with a useful storage cupboard and one central heating radiator.

Bedroom Three

A spacious bedroom located to the front elevation with one central heating radiator.

Outside

The property occupies a substantial plot, with a large grassed front garden with hedge and fence boundaries and private driveway that leads to a detached single garage. To the rear there is a lawned garden that is fully fenced and enclosed and benefits from a paved pathway and seating area. There is also access to an old coal store (6'6 x 4').

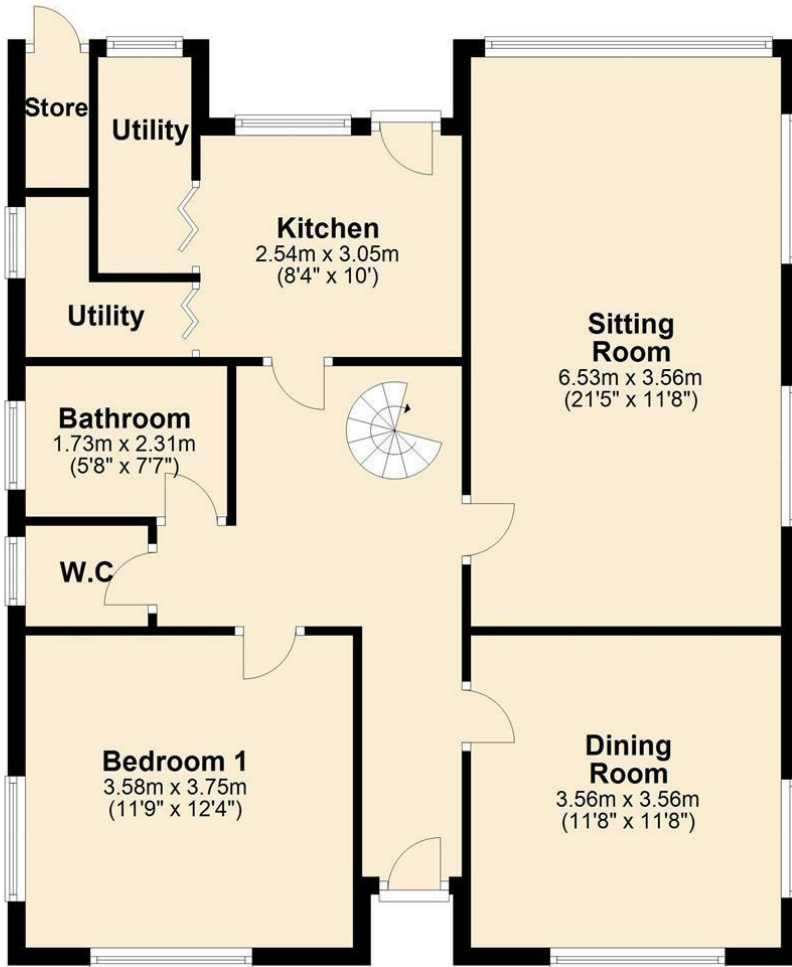


- Ground floor double bedroom
- Two further double bedrooms to the first floor
- W.C to the first floor
- Large front and rear gardens with a private driveway leading to a garage
- Viewing highly recommended

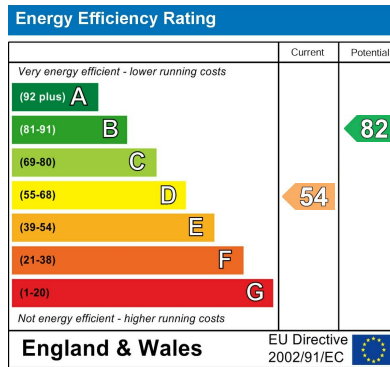
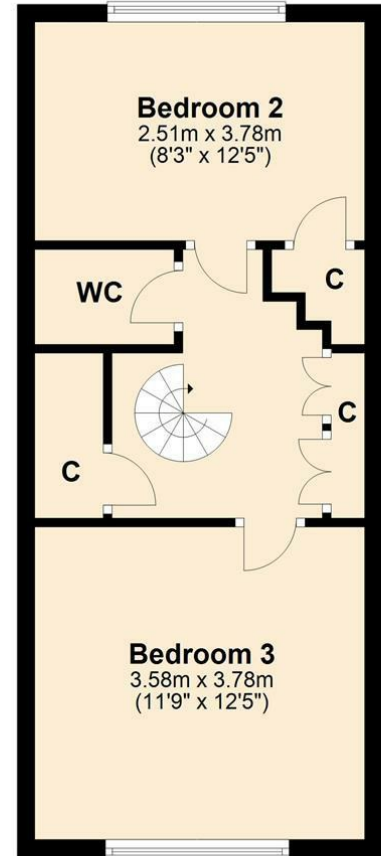
An internal viewing is highly recommended to fully appreciate what this property has to offer.



Ground Floor



First Floor



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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