



8 Houlder Drive
Howden DN14 7ZU

£275,000
FREEHOLD

An opportunity to acquire this well presented, detached family home located on the Ashberry Homes development within the centre of Howden. The property was completed approximately three years ago and offers a spacious kitchen/dining room, sitting room, downstairs cloakroom, three bedrooms one with en-suite and a house bathroom. Externally there is a block paved driveway to the front, a garage and a fully enclosed rear garden. Viewing recommended.

EPC: B



- Well presented, detached family home on the Ashberry Homes Development • Completed approximately 3 years ago

Entrance Porch

One central heating radiator.

Sitting Room

Timber effect flooring. One central heating radiator.

Inner Hall

Stairway leading to the first floor.

Cloakroom

White suite comprising a wash hand basin and a low flush w.c. with concealed cistern. One central heating radiator.

Kitchen/Dining Room

A range of fitted base and wall units finished in grey and having laminated worktops and upstand. The units incorporate a one and half bowl single drainer stainless steel sink and a four ring gas hob. Housing unit containing the electric oven. Plumbing for a washing machine and dishwasher. Wall mounted 'Ideal' gas boiler. Patio doors leading out to the rear garden. Inset ceiling lights. Under stairs storage cupboard.

Landing

Access to the loft space. Built in storage cupboard and one central heating radiator.

Bedroom One

To the rear elevation. One central heating radiator.

En-Suite

White suite comprising a double fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. with concealed cistern. Inset ceiling lights. Extractor fan and one central heating radiator.

Bedroom Two

To the front elevation. Double fitted wardrobe. One central heating radiator.

Bedroom Three

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

Bathroom

White suite comprising a panelled bath with mains shower over, pedestal wash hand basin and a low flush w.c. with concealed cistern. Fully tiled walls around the bath area. Inset ceiling lights, extractor fan and one central heating radiator.

Garage

Metal up and over access door.

Gardens

To the front of the property there is a block paved driveway providing off street parking and providing access to the garage.

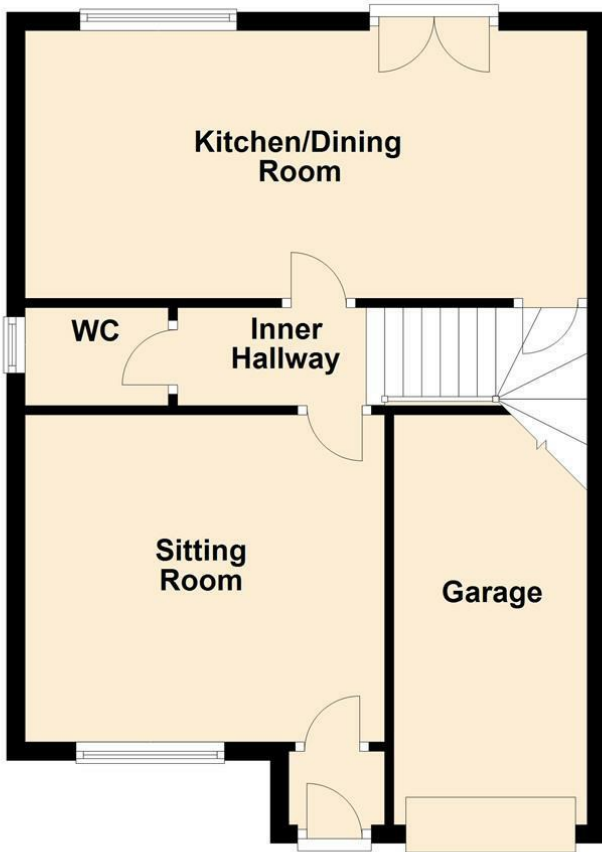
To the rear of the property there is a fully enclosed lawned garden with two paved patio areas.



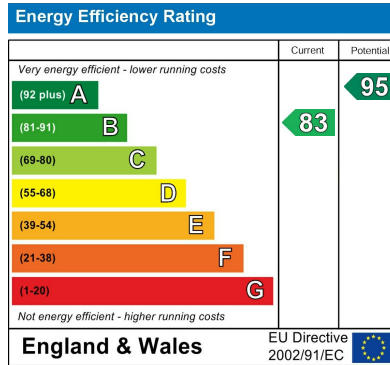
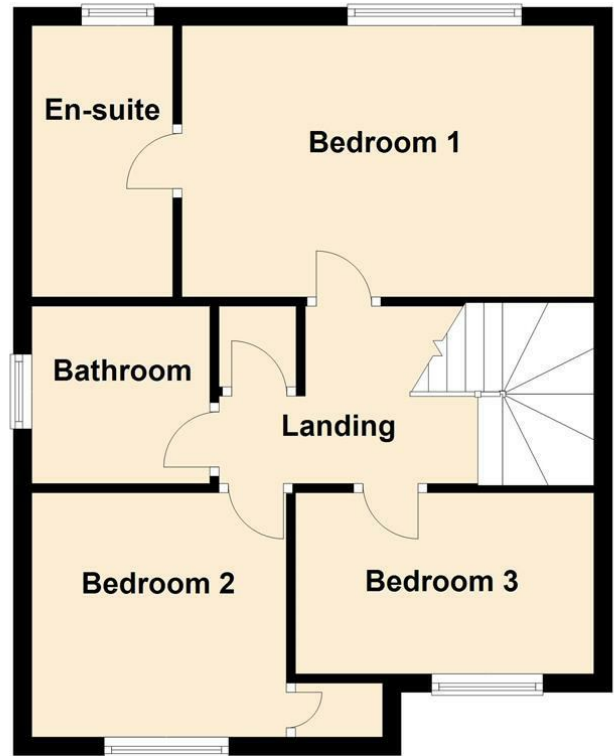
- Close to Howden town centre
- Spacious kitchen/dining room
- Downstairs w.c.
- Master Bedroom with en-suite
- Two further bedrooms
- Block paved drive and garage
- Fully enclosed rear garden



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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

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

