



**1 Bishopgate
Howden DN14 7AD**

**Reduced To £179,995
FREEHOLD**

REDUCED PRICE A fantastic opportunity to acquire this delightful Grade II Listed three bedroom end terrace property measuring at approximately 635 sq ft. The property is located in the heart of Howden and is within walking distance of local amenities and shops. Internally the property comprises of a kitchen, sitting room and three bedrooms and a house bathroom to the upstairs. An internal inspection is recommended to fully appreciate the quirky living accommodation that this property has to offer.

EPC: D



- End terrace property
- Grade II Listed
- Modern kitchen
- Sitting room
- Three bedrooms
- House bathroom

Kitchen

A range of fitted base and wall units finished in white high gloss and having laminate worktops and tiled work surrounds. The units incorporate a one and a half bowl single drainer sink, a four ring Lamona hob with an under counter electric oven, stainless steel extractor canopy, an integrated fridge / freezer, inset ceiling lights and one central heating radiator. There is also a wall mounted Ideal gas boiler in a housing unit.

Sitting Room

A spacious sitting room with a decorative white fire surround with marble inset and hearth housing an electric fire. There is also a stairway providing access to the first floor.

Landing

Bedroom One

A sizeable double bedroom with timber effect laminate flooring, one central heating radiator and a walk in wardrobe / storage cupboard.

Bedroom Two

Comprises of timber effect laminate flooring and one central heating radiator.

Bedroom Three

Timber effect laminate flooring and one central heating radiator.

Bathroom

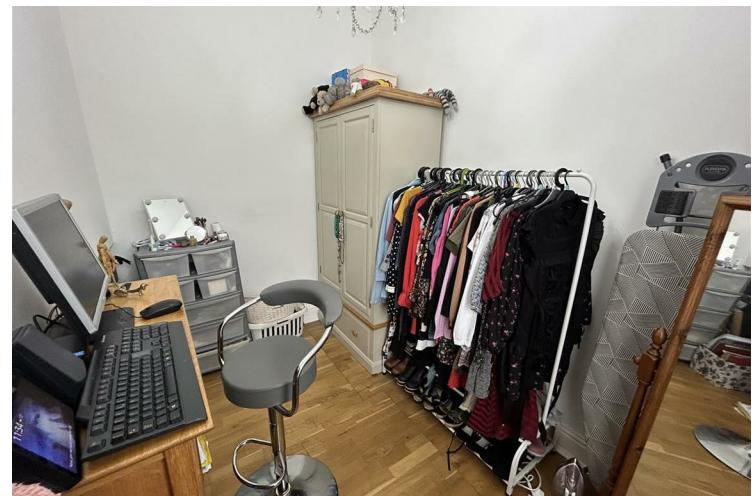
A contemporary bathroom with fully tiled walls and floors, that comprises of a free standing bath, fully tiled corner shower cubicle, vanity wash hand basin with storage below and a low flush W.C with a concealed cistern. There are also inset ceiling lights and a heated towel rail.

Outside

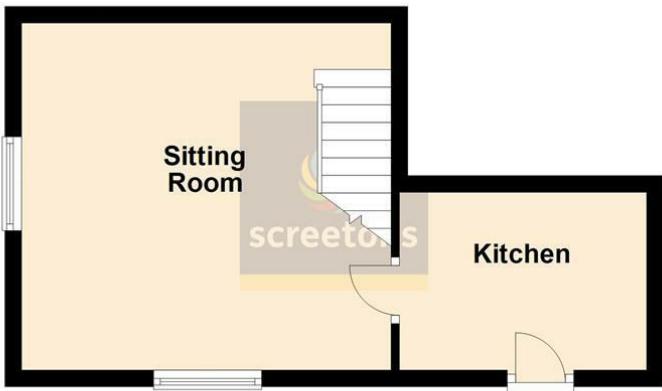
To the front elevation of the property there is a fully enclosed and private paved yard with a useful timber storage shed.



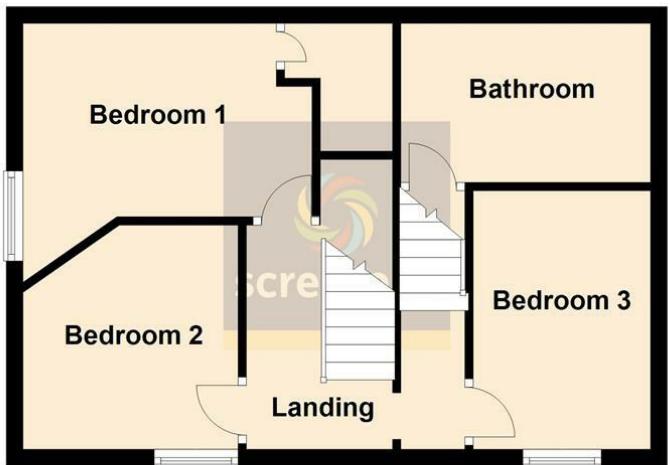
- Outside, fully enclosed courtyard
- Close to local shops and amenities
- Viewing highly recommended
- Measuring at approximately 635 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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