



1 Orchard Way Howden DN14 7DT

£235,000

FREEHOLD

An opportunity to acquire this well maintained, semi-detached property, which occupies a corner position within this quiet cul-de-sac. The property is ideally placed for the towns amenities and is approximately one mile from access to J37 of the M62. Offering 3 bedroom accommodation together with garage, adjoining store, driveway and attractive gardens and enjoying views to the front over an area of amenity land. The property has recently had new fitted windows throughout. A viewing is highly recommended.

EPC: D



- Well maintained semi-detached property • Corner plot • Quiet cul de sac location • Views to the front over an area of amenity land

Entrance Hall 14' x 5' 9" (4.27m x 1.75m)

Stairway leading to the first floor. One central heating radiator.

W.C. 2' 6" x 4' 4" (0.76m x 1.32m)

White low flush w.c.

Lounge 15' 1" x 14' 7" (4.6m x 4.44m)

Stone effect fire surround, inset and hearth housing an electric fire. One central heating radiator. Sliding doors leading into the dining room.

Dining Room 8' 9" x 10' 7" (2.67m x 3.23m)

Patio doors leading out to the garden. One central heating radiator.

Kitchen 10' 9" x 11' 7" (3.28m x 3.53m)

Range of fitted base and wall units finished in timber effect laminate and having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink, an electric 'Neff' oven with 4 ring gas hob, an integrated fridge, freezer and washing machine. Ceramic tiled floor. Rear door access. Floor standing gas fired boiler.

Landing

Airing cupboard containing cistern tank. Access to loft space.

Bedroom One 11' 8" x 12' 8" (3.56m x 3.86m)

To the rear elevation. One central heating radiator.

Bedroom Two 9' 6" x 10' 4" (2.9m x 3.15m) Plus wardrobes.

To the front elevation. Fitted wardrobes with mirrored sliding doors.

Bedroom Three 8' 6" x 5' 4" (2.59m x 1.63m) plus wardrobes.

To the rear elevation. Fitted wardrobes with mirrored sliding doors. One central heating radiator.

Bathroom 5' 5" x 7' 9" (1.65m x 2.36m)

White suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush w.c. Chrome heated towel rail and one central heating radiator. Fully tiled walls around the bath area.

GARDENS

The well kept gardens extend to three sides of the property. They incorporate lawned areas with well stocked, mature flower and shrub borders. There is also a driveway, a garage and timber garden store.

Garage 8' 0" x 16' 0" (2.44m x 4.88m)

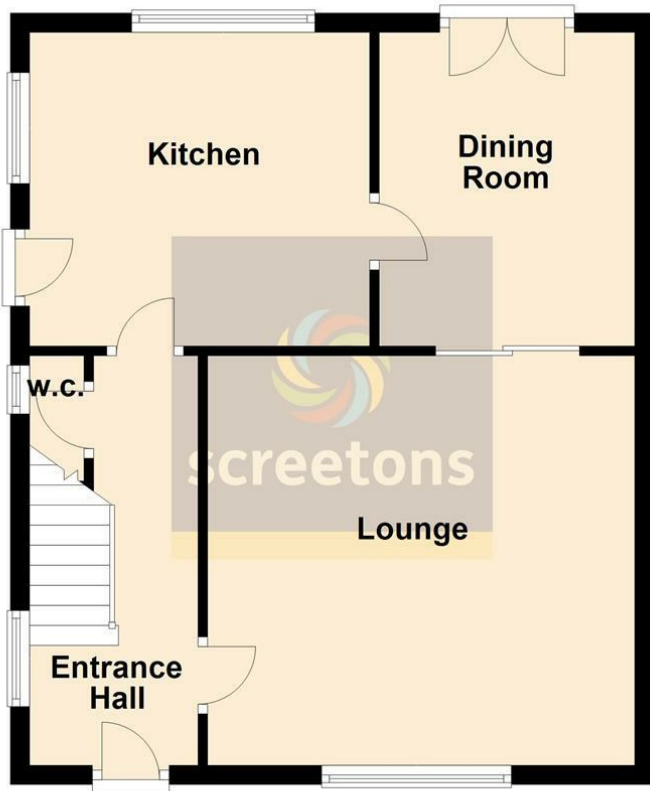
Detached sectional garage with metal access door and lighting. Timber garden store (7'5" x 5'9") having the benefit of power and lighting.



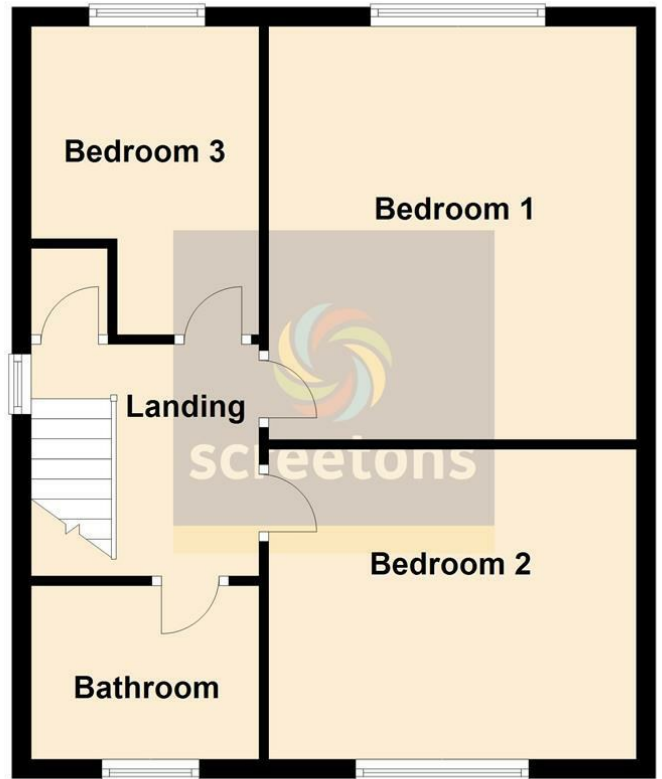
- Gas central heating & newly fitted UPVC windows throughout
- 3 bedrooms
- Attractive gardens to 3 sides
- Garage & store
- Driveway
- Viewing advised.



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 | 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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