



**40 Langhorn Drive
Howden DN14 7RB**

**£350,000
FREEHOLD**

We are pleased to offer this modern detached property measuring approximately 1232 sq ft and is located on the popular Harron Homes Development in Howden. The property is located close to local amenities, including shops, doctors and Schools. The well appointed accommodation comprises to the ground floor, entrance hall, cloakroom, lounge, kitchen/dining room and a utility room and to the first floor, four bedrooms, including the master bedroom with a dressing area and ensuite and a house bathroom. Outside there is a garage and off street parking and gardens to the front and rear.

EPC: B



- Detached modern home
- Located on a popular new development on the edge of Howden
- Kitchen &

Utility Room

Entrance Hall

Stairway to the first floor. Access to the garage. Double doors to the lounge. Timber effect laminate flooring. One central heating radiator.

Cloakroom

Suite comprising a low flush w.c and a wash hand basin. Walls tiled to half height. One central heating radiator.

Lounge

Doors to the hallway. Two central heating radiators.

Kitchen/Dining Room

A modern range of fitted base and wall units having laminated worktops and upstand. The units incorporate a one and a half bowl single drainer sink, fridge/freezer, dishwasher, electric oven with a stainless steel extractor above and a four ring gas hob. Inset ceiling lights. Timber effect laminate flooring. Open aspect to the utility room.

Utility Room

Laminate worktops with fitted wall units above. Plumbing for a washing machine. Rear access door. Timber effect laminate flooring. One central heating radiator.

Landing

Access to the loft. Built in storage cupboard housing the water cylinder. One central heating radiator.

Bedroom One

To the rear elevation. One central heating radiator. Dressing area with fitted wardrobes and one central heating radiator. (5'9" x 4'7")

Ensuite

White suite comprising fully tiled shower cubicle with mains shower, vanity wash hand basin and a low flush w.c. Fully tiled walls. Inset ceiling lights. Chrome heated towel rail.

Bedroom Two

To the front elevation. Fitted double wardrobes. One central heating radiator.

Bedroom Three

To the front elevation. One central heating radiator.

Bedroom Four

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a panelled bath, fully tiled shower cubicle with mains shower, vanity wash hand basin and a low flush w.c. Fully tiled walls. Tile effect flooring.

Garage

Metal up and over access door. Access door to the hallway. Power and lighting. Wall mounted gas central heating boiler.

Gardens

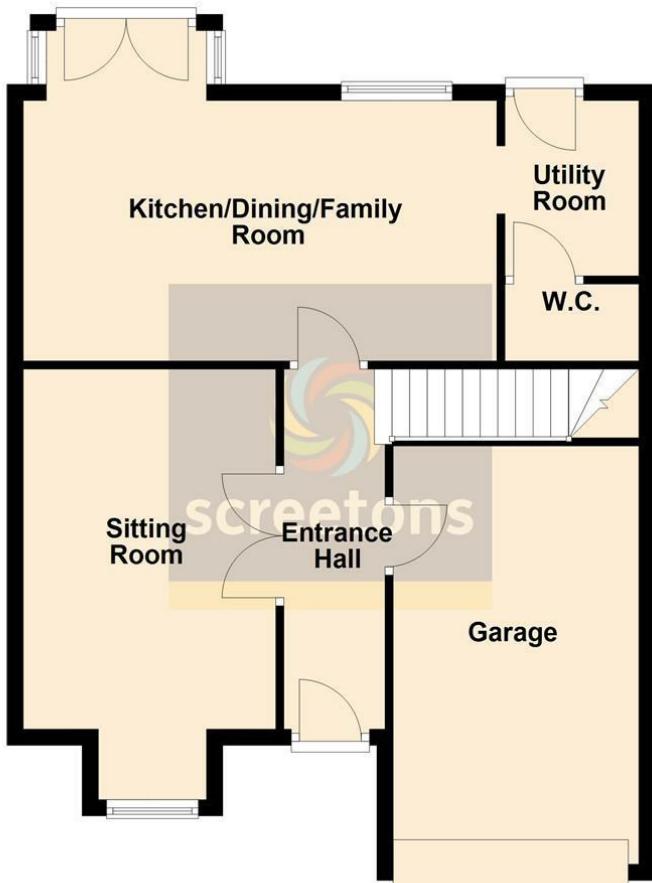
To the front of the property there is a lawned area and a block paved driveway providing off street parking. To the rear of the property the gardens are fully enclosed and are again laid to lawn with a paved patio area. Side gate access. External socket and outside tap.



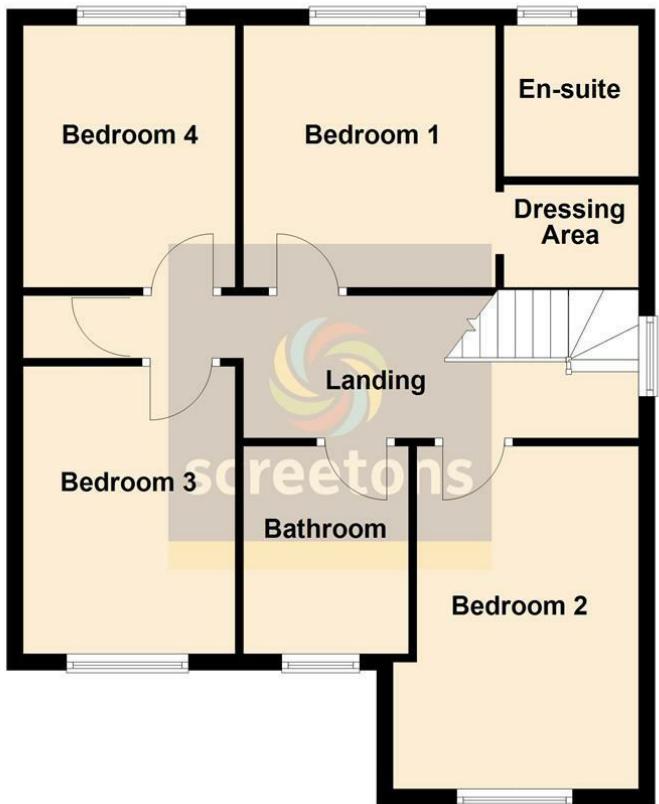
- Lounge
- Downstairs W.C.
- Master Bedroom with dressing area and ensuite
- Three further bedrooms
- Gardens & Garage
- Off street parking
- Measures at approximately 1232 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	83	
(55-68) D		
(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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

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

