



## 41 Flatgate Howden DN14 7AG

Reduced £165,000

**FREEHOLD**

**\*\*REDUCED PRICE FOR QUICK SALE\*\*** An exciting opportunity to acquire a detached property close to the centre of the market town of Howden.

This house is perfect for someone looking for a new project to make this home their own.

The ground floor of the property features a bright hallway with staircase access to the first floor. There is an open plan living/dining room with a kitchen to the rear of the property giving access out the back of the house. Upstairs are two good sized bedrooms and a store room along with a bathroom featuring an electric shower and bath. The exterior of the property is mostly gravel with a block paved area to the rear of the house, A driveway provides space for at least two cars.

**EPC: D**





- Detached Property • Two Bedrooms • Driveway and Yard Space • Renovation Opportunity • Open Plan Living/Dining Room • Located Close to the centre of Howden • Easy Access to M62 Motoryway

#### Entrance Hall

Stairway to first floor. One central heating radiator.

#### Dining Room

Gas fire with tiled surround. Opens into sitting room. Storage cupboard with wall mounted gas boiler. Built in double storage cupboard in alcove. One central heating radiator.

#### Sitting Room

Timber fire surround with gas fire. One central heating radiator.

#### Kitchen

A range of cream laminate base and wall units. Single drainer sink. Rear access door.

#### Landing

#### Bathroom

White suite comprising a pedestal wash hand basin and a low flush w/c. There is a panelled bath with laminate wall panels and an electric shower over. Airing cupboard containing the cistern tank. One central heating radiator.

#### Bedroom One

To the rear elevation. Built in storage cupboard. One central heating radiator.

#### Bedroom Two

To the front elevation. Built in storage cupboard. One central heating radiator.

#### Store Room/Study

To the front elevation. One central heating radiator.

#### Garage/Store

Located at the rear of the property. Double timber doors.

#### Outside

To the front there is a graveled driveway giving access to the rear. To the rear there is a block paved yard and a further graveled area to the side.

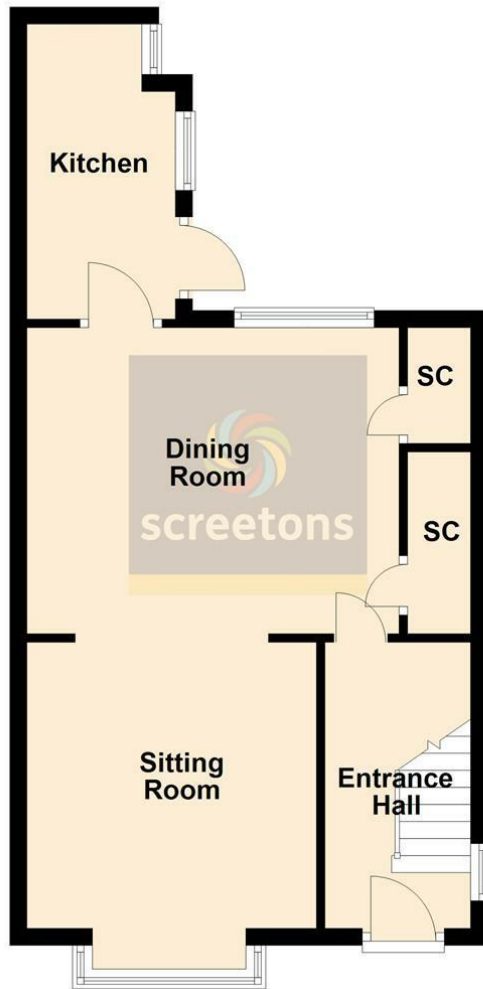
#### Pedestrian Right of Way

Prospective purchasers should note that there is a pedestrian right of way in favour of the occupants of the cottages to the rear of 41 Flatgate that front Hailgate.

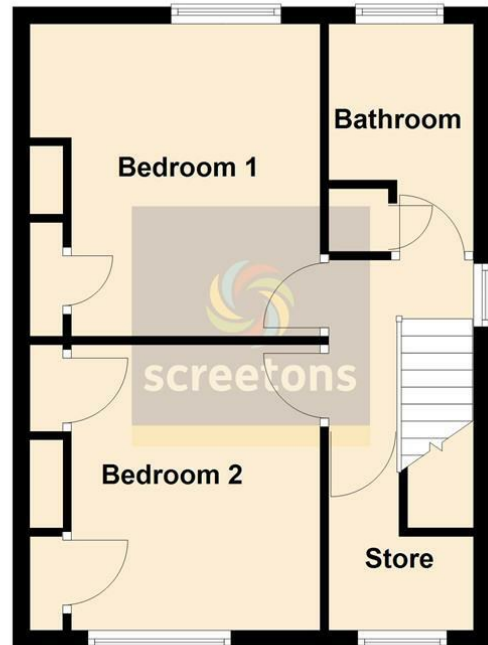




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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

Howden Office Sales  
25 Bridgegate  
Howden  
East Yorkshire  
DN14 7AA

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

