



53 Langrick Avenue, Goole, Howden, DN14 7SS

£325,000

EPC: C

A fantastic opportunity to acquire this extended four bedroom property located in the well sought-after market town of Howden. Internally the ground floor is mostly open plan allowing full flow through from the living room to the dining area and also into a bright kitchen at the rear that has bi-fold doors out into the garden. Also on the ground floor is a downstairs shower room, utility room and a study. On the first floor the property has four good sized bedrooms, a family bathroom and access to the loft space. Externally the property benefits from a block paved driveway to the front and a spacious fully enclosed garden to the rear.

- Extended detached Property
- Spacious Open Plan Living/Dining Area
- Bright extended kitchen with bi-fold door
- Utility Room, study & shower room
- Four bedrooms
- House bathroom
- Block paved driveway to the front
- Good sized rear garden with large decked area

Entrance Hall

4'2" x 6'7"

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

Living/Dining Room

25'2" x 15'1" max

A bright spacious living area, which benefits from a bay window to the front. Under stairs storage cupboard. Open aspect into a dining area, which then leads into the kitchen that lets in plenty of light into the space. Two central heating radiators.

Kitchen

14'9" x 11'4"

Two skylights and bi-fold doors create a bright kitchen space. Grey timber effect gloss laminate fitted base and wall units with black laminate marble effect worktop cover most of the kitchen walls, there are also come black glass window feature cabinets. Black 1 1/2 bowl drainer sink with mixer tap. White marble patterned ceramic tiled flooring. Bosch oven and grill. Bosch 5 ring gas hob with concealed extractor fan.

Utility Room

9'7" x 6'9"

Wall mounted gas boiler. Plumbing for a washing machine. Built in storage cupboard.

Shower Room

3'9" x 7'10"

A modern white suite comprising a shower enclosure with mains shower, pedestal wash hand basin and a low flush w/c. Black heated towel radiator. Laminate wall panelling.

Study

7'8" x 8'2"

One central heating radiator.

Landing

11'2" x 11'8"

Access to loft.

Bedroom One

15'1" x 14'

To the front elevation. One central heating radiator.

Bedroom Two

7'3" x 11'10"

To the rear elevation. One central heating radiator.

Bathroom

7'4" x 6'3"

A white suite comprising of a P-shaped bath with mains shower over, vanity hand wash basin and a low flush w/c. Chrome hand towel rail. White marble effect laminate wall panelling.

Bedroom Three

8'1" x 9'1"

To the rear elevation. One central heating radiator.

Bedroom Four

10'8" x 8'

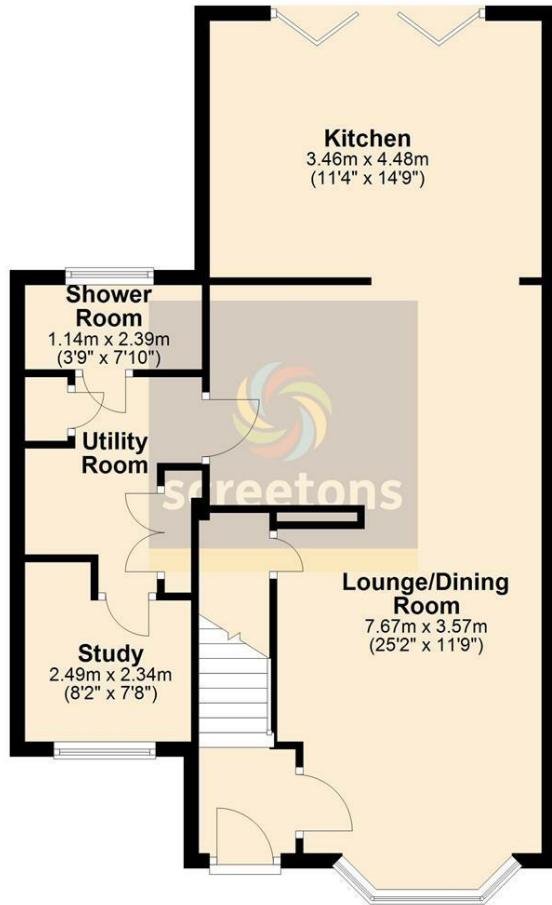
To the front elevation. One central heating radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking. Access down the side of the property to the rear.

To the rear of the property there is a fully enclosed garden with a spacious raised decked seating area. Timber steps lead down to a gravelled garden area with mature trees and shrubs.

Ground Floor



First Floor

