



15A Northolmby Street  
Howden, DN14 7JL

**Offers In Region Of  
£315,000**

# Property Features

- Extended Detached Bungalow
- 15ft Lounge, 15ft Breakfast Kitchen
- 2 Bedrooms, Utility Room
- Good Central Howden Location
- Car Port. Spacious Gardens



## Full Description

### SITUATION

15A Northolmby Street, Howden, DN14 7JL is located in a good residential area close to the centre of Howden. The property will be found when leaving the Agents offices by proceeding north and then left into Bridgegate and then right into Northolmby Street and the property is on the right hand side.

The market town of Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 25 mile radius and this popular market town is located within 1.5 miles of access to the M62 motorway and Junction 37.

### DESCRIPTION

The property comprises an extended detached bungalow enjoying a very good size rear garden, PVCu double glazing and gas central heating. The accommodation briefly comprises: Entrance Hall, 15ft Lounge, 15ft Breakfast Kitchen, Utility Room, 2 Bedrooms and Bathroom. Front and very good sized rear gardens. Car Port.

### ACCOMMODATION

#### ENTRANCE HALL 12' 10" x 4' 8" (3.91m x 1.42m)

Having central heating radiator and carpeting.

#### LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m)

having dual aspect PVCu double glazed window, ceiling coving, fireplace with gas fire inset, central heating radiator and carpeting.



### BREAKFAST KITCHEN 15' 7" x 14' 6" (4.75m x 4.42m)

Having PVCu double glazed side entrance door, PVCu double glazed French doors giving access to rear garden, dual aspect PVCu double glazed windows.

Range of fitted units comprising stainless steel sink unit set in laminated working surface with cupboards and drawers under and matching wall cupboards. Partial wall tiling, 2 central heating radiators and cushion floor covering.

### UTILITY ROOM 11' 9" x 8' 5" (3.58m x 2.57m) to extremes including Boiler Cupboard

Having PVCu double glazed window, laminated working surfaces with cupboard, drawers and appliance space under, central heating radiator and cushion floor covering.

### BOILER CUPBOARD

Housing the Worcester gas combination central heating boiler.

### REAR BEDROOM 10' 11" x 9' 1" (3.33m x 2.77m) measured to front of the wardrobes

Housing PVCu double glazed window overlooking the rear garden, range of fitted wardrobes and drawers, central heating radiator and carpeting.

### FRONT BEDROOM 11' 0" x 8' 11" (3.35m x 2.72m)

Having PVCu double glazed window, central heating radiator and carpeting.

### BATHROOM 7' 9" x 5' 2" (2.36m x 1.57m)

Having PVC double glazed window, shower cubicle with plumbed shower, pedestal wash basin and W.C. Central heating radiator and cushion floor covering.

### FRONT GARDEN

Front lawn garden with flower borders.

### CAR PORT

Side brick set drive leads to the covered car port and offers parking for several vehicles.

### REAR GARDEN

Very good sized rear garden with paved patio area, trellis features, timber shed, raised flower border and lawn and opens on to a further lawn area with vegetable beds, greenhouse and timber shed.



## SERVICES

Mains services of water, electricity, gas and drainage are installed.

The property has gas central heating served by the combination boiler in the boiler cupboard.

PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

## VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

## OUTGOINGS

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements