



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

16 LANGHORN DRIVE, HOWDEN, DN14 7ZL
OFFERS IN REGION OF £350,000





KEY FEATURES

- MODERN SPACIOUS DETACHED FAMILY HOUSE
- 27FT DINING KITCHEN, LOUNGE & PLAYROOM/STUDY
- 4 BEDROOMS
- HOUSE BATHROOM & 2 ENSUITES
- POPULAR LOCATION EDGE OF HOWDEN

SITUATION

16 Langhorn Drive, Howden, DN14 7ZL is located on this popular new estate on the edge of Howden but still convenient for the town centre and will be found when leaving the Agent's office north out of Market Place and then left into Bridgegate and then 2nd right into Northolmby Street and then into Selby Road and 2nd right into Langhorn Drive 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

Modern spacious Detached Family House offering accommodation comprising briefly:- Hall, Cloakroom, 27ft Dining Kitchen, Lounge, Playroom/Study, Utility, 4 Bedrooms, House Bathroom 2 Ensuets. Front Garden, Brick-set drive offering parking and Enclosed Rear Lawn Garden. PVCu Double Glazing and Gas Central Heating

ACCOMMODATION

ENTRANCE HALL 12' 5" x 6' 3" (3.78m x 1.91m) to extremes

Having composite double glazed entrance door and side PVCu double glazed panel. Understairs store cupboard and ceramic tile floor.

CLOAKROOM 5' 8" x 4' 1" (1.73m x 1.24m)

Having vanity wash basin and W.C. Central heating radiator and ceramic tiled floor.

LOUNGE 15' 2" x 11' 6" (4.62m x 3.51m)

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

PLAYROOM OR STUDY 13' 5" x 8' 5" (4.09m x 2.57m)

Having Georgian style PVCu double glazed front window, central heating radiator and ceramic tile floor and having useful store cupboard of 8' 5" x 3' 6" (2.57m x 1.07m)

DINING KITCHEN 27' 3" x 10' 7" (8.31m x 3.23m)

Having PVCu double glazed French door opening onto rear garden. PVCu double glazed side panels and windows.

Range of fitted units at one end of the room comprising stainless steel 1 1/2 sink unit set in laminated working surfaces with cupboards and drawers under and with built-in dishwasher, fridge and freezer and incorporating Zanussi 4 ring gas hob with extractor over and integrated Zanussi electric oven/grill and matching wall units.

Central heating radiator, ceiling spot lights and ceramic tiled floor.

UTILITY ROOM 5' 5" x 4' 0" (1.65m x 1.22m)

Having laminate working surface with appliance and cupboard under and matching wall units incorporating Logic gas central heating boiler.





STAIRCASE Banistered staircase and landing with airing cupboard, central heating radiator and carpeting and leading to:

MASTER BEDROOM 13' 1" x 11' 6" (3.99m x 3.51m) plus entrance area

Having Georgian style PVCu double glazed window, 4 door built-in wardrobe, central heating radiator and carpeting.

ENSUITE 7' 5" x 5' 1" (2.26m x 1.55m) plus shower
Having Georgian style PVCu double glazed window, walk-in shower cubicle with plumbed shower, vanity wash basin and W.C. Central heating radiator and cushion floor covering.



2ND REAR BEDROOM 12' 11" x 10' 5" (3.94m x 3.18m) to extremes

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

ENSUITE 4' 7" x 4' 6" (1.4m x 1.37m) plus shower
Having walk-in shower with plumbed shower, vanity washbasin and W.C. Central heating radiator and cushion floor covering.



3RD FRONT BEDROOM 15' 4" x 8' 10" (4.67m x 2.69m)

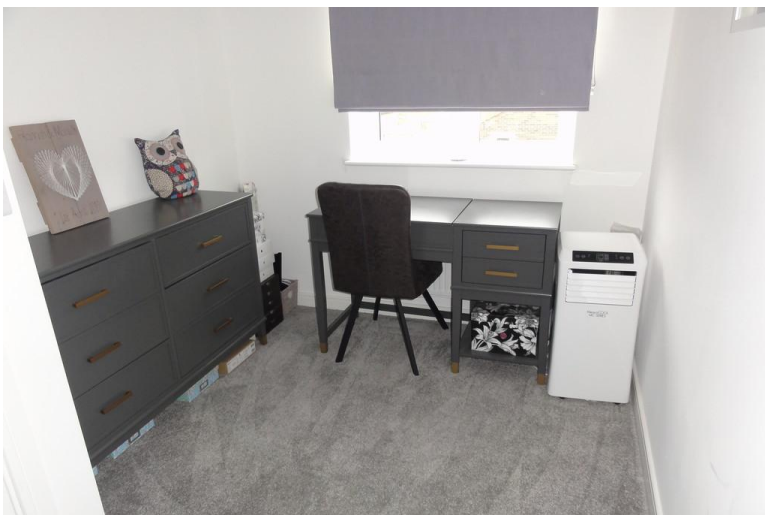
Having Georgian style PVCu double glazed window, part sloped ceiling, central heating radiator and carpeting.

4TH REAR BEDROOM 12' 11" x 7' 6" (3.94m x 2.29m)

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

HOUSE BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

Having PVCu double glazed window, white suite of panelled bath, vanity wash basin and W.C. Central heating radiator and carpeting.



OUTSIDE

FRONT GARDEN

Front lawn garden with brick set drive offering parking for 2 vehicles.

Paths to the side of the house with Timber Shed.

REAR GARDEN

Enclosed rear lawn garden.



SERVICES

Mains water, electricity, gas and drainage are installed.

Gas fired central heating system served by the boiler in the utility.

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.



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.

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.



OUTGOINGS

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

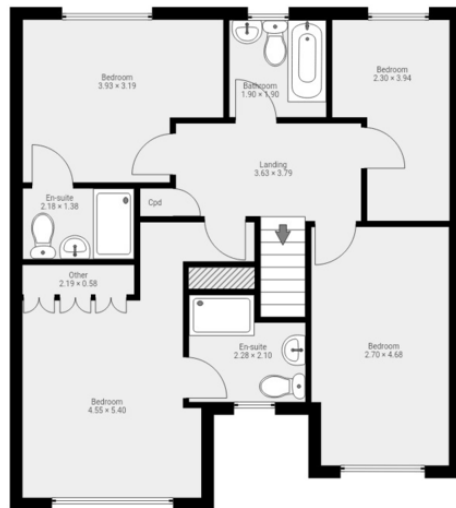
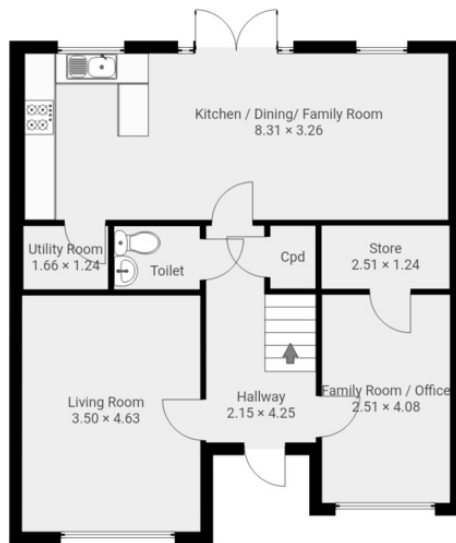
ENERGY PERFORMANCE GRAPH

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

FLOORPLANS

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		