



8 The Hall Spinney, Howden, Goole, DN14 7FD

£350,000

EPC:

A rare and exciting opportunity has arisen to acquire this spacious, detached bungalow, situated on the sought after Hall Spinney development within the centre of Howden. Occupying a peaceful corner position within the cul-de-sac, the bungalow requires some modernisation but offers huge potential and scope. The bungalow briefly comprises; entrance hall, kitchen, cloakroom, lounge, 3/4 bedrooms one with en-suite and a separate bathroom. Externally there is an open plan garden to the front with a block paved driveway providing ample parking and access to the double garage. To the rear and side of the property there are further lawned gardens with mature shrubs and trees. Offered with no onward chain. Early inspection highly recommended.

- Spacious detached bungalow
- Sought after location
- Corner position in peaceful cul-de-sac
- In need of modernisation
- Gas central heating
- 3/4 bedrooms
- En-suite and house bathroom
- Double garage. Extending to approx 1777 sq ft
- Gardens & driveway
- Excellent potential. NO CHAIN

Entrance Hall

7'2" x 12'9"

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

Cloakroom

3'8" x 5'4"

Vanity wash hand basin and a low flush w.c. Walls tiled to half height. Extractor fan and one central heating radiator.

Kitchen

13' x 13'8"

A range of fitted base and wall units finished in timber effect and having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink, four ring ceramic hob, integrated fridge and freezer and a housing unit containing an electric double oven. Concealed extractor fan. Inset ceiling lights. Access door into the double garage.

Lounge

12'9" x 21'7"

Timber fire surround with marble effect inset and hearth housing a coal effect gas fire. Patio door to front. Two central heating radiators.

Bedroom One

11'3" x 14'5"

To the rear elevation. One central heating radiator.

En-Suite

5'7" x 8'

Corner shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Extractor fan. One central heating radiator.

Dining Room/Bedroom Four

11'9" x 12'9"

To the front elevation. One central heating radiator.

Landing

Velux roof window. Built in storage cupboard. Access to the loft space.

Bedroom Two

13' x 11'8"

To the front elevation. One central heating radiator.

Bedroom Three

9'2" x 13'

To the rear elevation. One central heating radiator.

Bathroom

7'3" x 8'2"

Pink suite comprising a panelled bath, pedestal wash hand basin and a low flush w.c. Fully tiled walls. One central heating radiator. Velux roof window.

Double Garage

19'3" x 18'7"

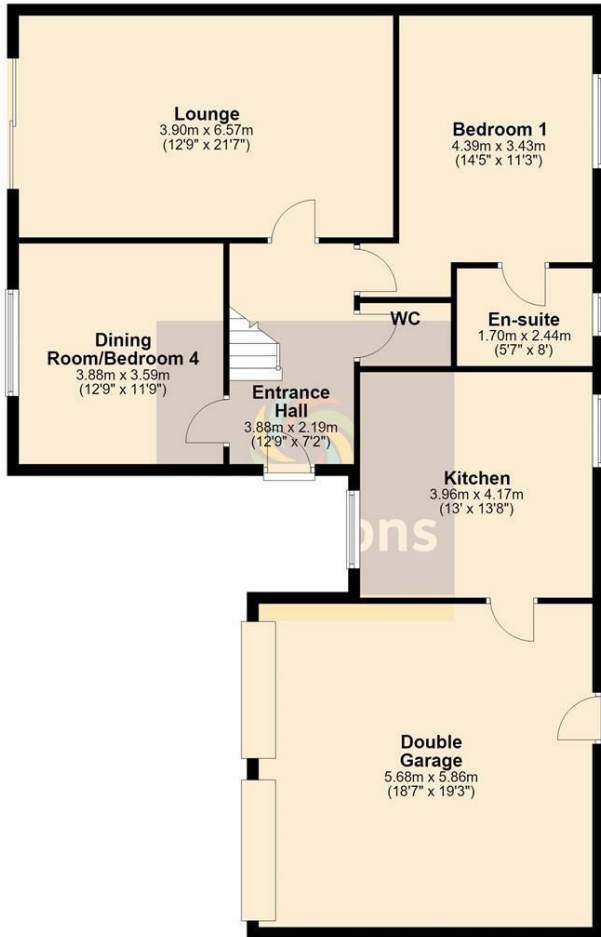
Twin metal up and over access doors. Rear door. Utility area with one double base cupboard and one double wall cupboard. Laminated worktop with a single drainer stainless steel sink. Plumbing for a washing machine. Wall mounted gas boiler.

Gardens

To the front of the property there is an open plan lawned area together with a block paved driveway providing off street parking and access to the garage. There is gated access down both sides of the property.

To the rear and side of the property there are further lawned gardens with mature shrubs and trees.

Ground Floor



First Floor

