

Batty Lane, Howden

Offers Over £600,000

Stephensons
estate agents & chartered surveyors

Batty Lane, DN14 7BW

Est. 1871

Offers Over £600,000

Located down a quiet lane in the centre of the vibrant and historic market town of Howden, this immaculately presented four-bedroom, detached character home offers generous and versatile accommodation, together with excellent commuter links. With a wealth of space throughout, including a superb open-plan kitchen and dining room, separate utility room, two study spaces in addition to a generous driveway and workshop, this is an ideal home for families and professionals alike.

Upon entering, the welcoming entrance hall leads into the main lounge, which enjoys a dual aspect to the front and side of the property, allowing an abundance of natural light to flood the room. The wood-burning stove provides a cosy focal point and adds to the room's warm and homely feel.

Glazed double doors lead through to the impressive open-plan kitchen and dining room, forming part of the extension completed by the current vendors in 2012. The solid oak kitchen is well equipped with an integrated full-length fridge, dishwasher and range-style cooker with extractor hood. A generous breakfast bar provides additional seating and is ideal for informal dining or entertaining. The dining area benefits from French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A useful pantry cupboard provides additional storage.

Adjacent to the kitchen is a spacious utility room with ample storage, plumbing and space for laundry appliances. The room also houses a full-length freezer and the property's combination boiler, which was installed in August 2025. A side door provides convenient access to the right-hand side of the property.

Completing the ground floor are two further reception rooms, both positioned at the front of the property. Currently used as a snug and home office, these versatile rooms could equally be utilised as a playroom, hobby room or additional sleeping accommodation. The lounge, kitchen and snug have the added luxury of underfloor heating.







Tenure: Freehold
Services/Utilities: Mains Gas, Mains Electricity, Water and Drainage are understood to be connected
Broadband Coverage: Fibre up to 900* Mbps download speed
EPC Rating: 69 (C)
Council Tax: East Riding Council Band E
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











To the first floor, four well-proportioned bedrooms are accessed from an exceptionally spacious landing, featuring the original cast iron fireplace and two windows overlooking the rear of the property. The landing also benefits from a useful airing cupboard with fitted shelving and radiator.

Bedroom One is a generous and bright double bedroom positioned at the front of the property, featuring fitted wardrobes and delightful views over Howden Minster.

Bedroom Two also enjoys views of the Minster and benefits from excellent storage with two useful internal cupboards. There was originally a fireplace within this room, which the current owners have covered with storage; this could potentially be reinstated if desired.

Bedroom Three is another spacious double bedroom, positioned at the front of the property and enjoying views towards Howden Minster. Dual aspect windows to the front and side allow plenty of natural light into the room.

Bedroom Four is situated at the rear of the property and benefits from a large internal cupboard with hanging space, offering excellent integral wardrobe and storage.

Completing the first-floor accommodation are two bathrooms. The main bathroom comprises a fitted bath with shower over, wall-hung hand basin, heated towel rail and WC. A separate shower room provides a walk-in shower cubicle, vanity sink unit, two heated towel rails and WC.

Externally, the pet-friendly rear garden is generously proportioned and predominantly laid to lawn. The property has a patio and decking areas providing excellent spaces for outdoor dining, relaxing and entertaining. A greenhouse and garden shed offer useful additional storage. To the front, a spacious lawn and exceptionally large driveway provides parking for multiple vehicles and leads to a single attached garage/workshop, which benefits from power and lighting and ample storage.

Howden is a charming and historic market town in East Yorkshire, known for its welcoming community, imposing Minster and attractive period architecture. Full of character, the town offers an excellent range of local amenities, including independent shops, cafés, traditional pubs, restaurants, parks and leisure facilities, together with a variety of clubs and activities for all ages. Its lively town centre provides plenty of opportunities to socialise, while larger supermarkets and additional shopping facilities are available in nearby Goole and Selby.

The town is particularly well served by local education and childcare facilities, including pre-school provision, Howden Church of England Infant School, Howden Junior School and Howden School for secondary education, all within easy walking distance of Batty Lane.

Surrounded by the attractive Yorkshire countryside, Howden combines the benefits of small-town living with excellent transport connections. The nearby M62 provides convenient access to the M18 and A1(M), while Howden railway station offers regular direct services to London King's Cross (~2h20m) Hull (~30m) and York (~40m).

With its strong sense of community, historic charm, excellent local amenities and convenient connections, Howden offers an appealing quality of life for families, professionals and commuters seeking a characterful and well-connected place to call home.

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Ground Floor - (Excluding Workshop)
GROSS INTERNAL FLOOR AREA
APPROX. 1315 SQ FT / 122.13 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 947 SQ FT / 87.94 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2262 SQ FT / 210.07 SQ M - (Excluding Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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