



**9 Langhorn Drive
Howden DN14 7ZL**

**£225,000
FREEHOLD**

We are pleased to welcome to the market this semi-detached property that is located on the Bellway Development in Howden. The property is located close to local amenities, including shops, doctors and Schools. Internally the property comprises of a useful downstairs cloakroom, sizeable sitting room and a modern kitchen to the rear with double doors providing access into the garden. To the upstairs there are three bedrooms and the house bathroom. An internal inspection is recommended to fully appreciate what this property has to offer.

EPC: B



- Semi-Detached Property
- Sizeable Sitting Room
- Modern Kitchen with a Variety of Integrated Appliances
- Useful Downstairs Cloakroom

Entrance Lobby

Entrance lobby with timber effect laminate flooring and one central heating radiator.

Cloakroom

A useful downstairs cloakroom with half tiled walls, timber effect laminate flooring, wash hand basin, W.C with a concealed cistern and one central heating radiator.

Sitting Room

Timber effect laminate flooring. One central heating radiator.

Kitchen

A modern kitchen located to the rear of the property with timber effect laminate flooring, plentiful base and wall units finished in white gloss with timber effect laminate work tops. There are a range of integrated appliances that include a fridge / freezer, four ring gas hob with a stainless steel splash back and a stainless steel extractor fan above. There is also an under counter oven, stainless steel drainer sink, integrated dishwasher and a wall mounted Logic gas boiler. The kitchen also benefits from inset ceiling lights and one central heating radiator.

Landing

Loft access and a useful storage cupboard.

Bathroom

Timber effect laminate flooring, one central heating radiator, wash hand basin and a W.C with concealed cistern. There is also a panelled bath with mains shower connection above. The walls are fully tiled around the bath and tiled to half height to the remaining walls. Finally there is an extractor fan and ceiling spotlights.

Bedroom Two

To the front elevation. One central heating radiator.

Bedroom One

To the rear elevation. One central heating radiator.

Bedroom Three

To the rear elevation. One central heating radiator.

Outside

To the outside the property benefits from a front garden that is predominately laid to lawn and a fully enclosed rear garden. The rear garden is also predominately laid to lawn but benefits from a paved seating area, a decked seating area and a timber shed. To the rear of the garden there are two dedicated parking spaces for the property.

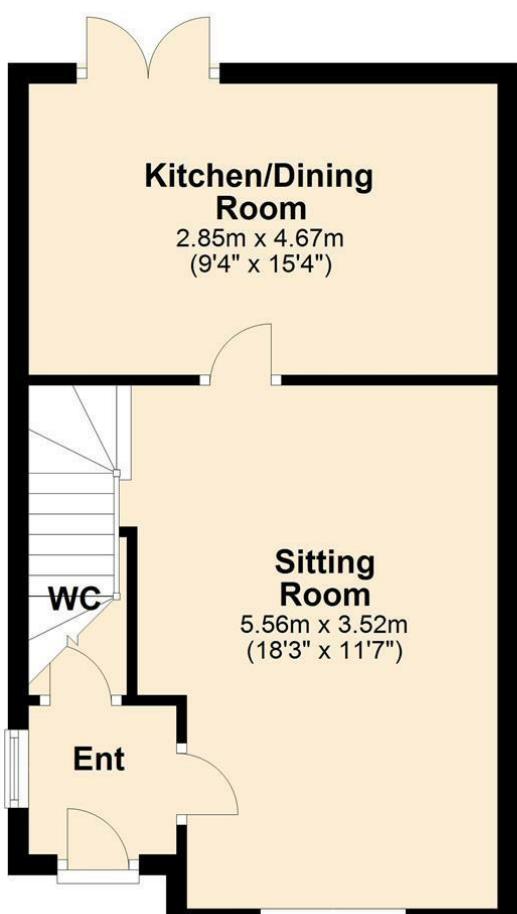
An internal viewing is highly recommended to fully appreciate what this property has to offer.



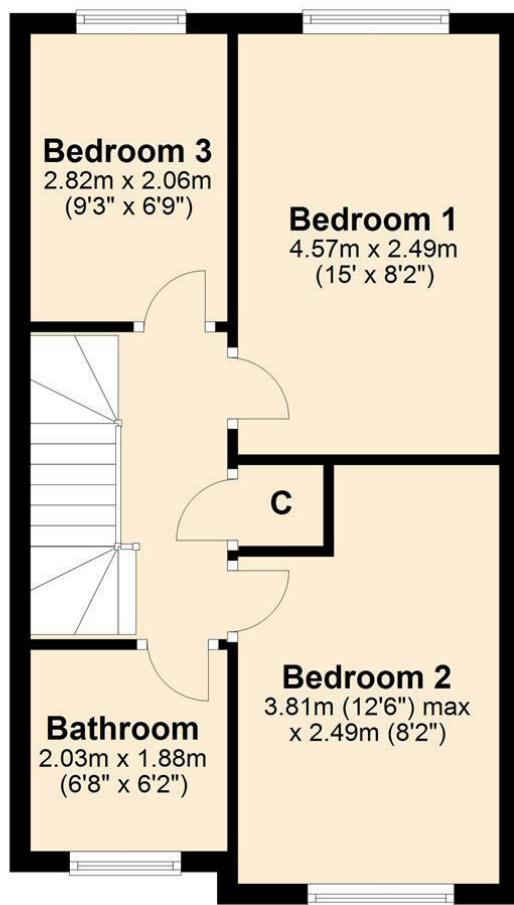
- Three Bedrooms • House Bathroom • Enclosed Rear Garden • Two Parking Spaces to The Rear • Close to Local Amenities • Viewing Recommended. Extending to approx 820sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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