

linkagency



21, Rosewoods, Howden, Goole, DN14 7QX
£535,000



- Peaceful Rural setting away from the hustle and bustle
- Only 5 minutes away from Junction 37 of the M62 providing access to Hull, Leeds and Sheffield
- Expansive bi-fold doors from the kitchen to the sun drenched garden
- Specified with high quality carpets and floor coverings throughout
- Short onward chain which has progressed already due to the vendor not being sale dependent
- On the outskirts of the historic market town of Howden
- Extremely spacious house, very well constructed in a highly desirable location
- Envious position at the far end of the development with no passing traffic
- A wonderful secure enclave of exclusive properties



Description

Located within the Rosewoods development in Howden, this modern detached house was built in 2008 and offers substantial family accommodation of approximately 2,962 sq ft. The property includes six bedrooms and four bathrooms, providing a high level of space and flexibility for larger households.

The ground floor includes two reception rooms, one of which opens into an orangery, along with a large living kitchen with modern sliding doors leading to the rear and a separate utility room. The layout is practical and well suited to family use, with a good balance between living and entertaining space.

The principal bedroom benefits from a private balcony with open views over neighbouring fields, as well as a dressing area. The property is positioned at the end of a cul-de-sac, which limits passing traffic and provides a degree of privacy. Open land to the rear adds to the semi-rural feel of the location.

Externally, there is a large driveway providing ample off-road parking, along with a detached double garage. The setting within Rosewoods is popular with families and offers straightforward access to Howden, local schools, and transport links.

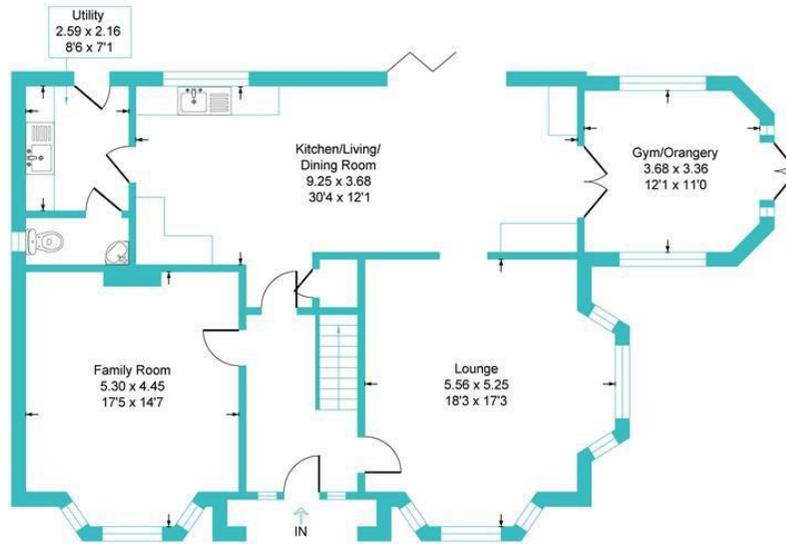
Overall, this is a sizeable modern family home offering generous internal space, a practical layout, and a quieter position within a well-regarded development.



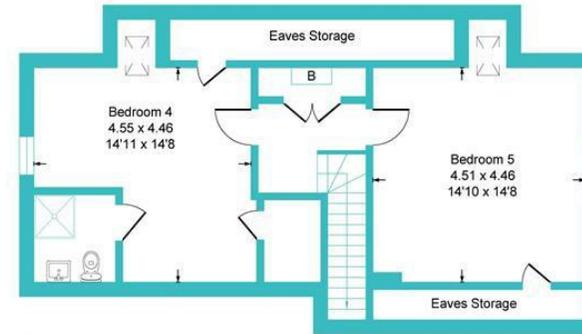
linkagency



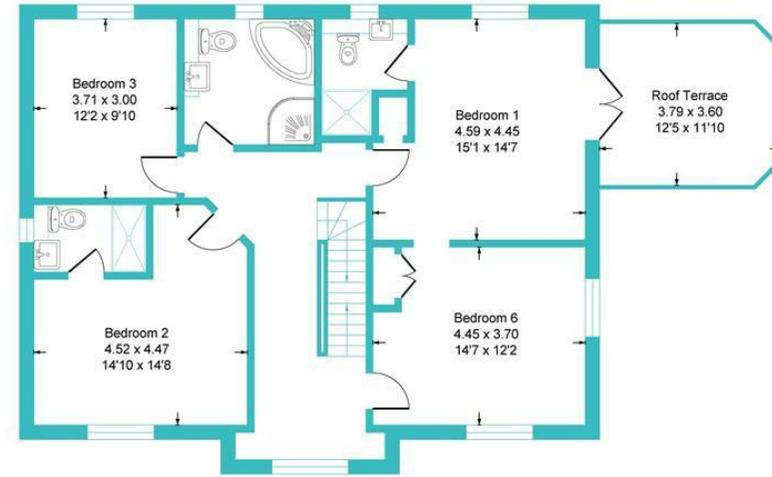
Approximate Gross Internal Floor Area = 271.8 sq m / 2926 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: F

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 77 | 82 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.