



21 Agar Crescent Howden DN14 7FP

Substantially reduced
FREEHOLD

SUBSTANTIALLY REDUCED FOR QUICK SALE We are pleased to welcome to the market this immaculately presented three bedroom semi-detached property located within the sought after new build development built by Harron Homes. The property is within walking distance to the historic town centre that offers plentiful amenities, including shops, beauticians, doctors and a dentist. Internally the property comprises of a welcoming entrance hallway, spacious sitting room, downstairs W.C and a modern kitchen / diner located to the rear elevation. To the upstairs there are three bedrooms and a house bathroom. An internal viewing is highly recommended to fully appreciate what this property has to offer.

EPC: B



- Semi-detached property • Located on the Harron Homes development • Spacious sitting room • Modern kitchen / dining room

Entrance Hall

A welcoming entrance hall that benefits from timber effect laminate flooring, one central heating radiator, ceiling spot lights and the stairway to the first floor.

Cloakroom

A useful downstairs cloakroom that has the benefit of a W.C, corner hand wash basin with a tiled splash back, extractor fan and ceiling spotlights.

Sitting Room

A spacious sitting room with one central heating radiator.

Kitchen / Dining Room

A modern kitchen diner located to the rear elevation of the property and comprises of timber effect laminate flooring, a range of base and wall units finished with grey with laminate worktops and upstand. There are a variety of appliances that include a double drainer stainless steel sink, under counter oven, Zanussi four ring induction hob with a stainless steel splashback and extractor fan above. There is also the necessary space for a washing machine, fridge / freezer and a wall mounted Vaillant gas boiler in a housing unit.

Landing

Comprising of one central heating radiator, loft access, ceiling spotlights and a useful storage cupboard.

Bathroom

A contemporary white bathroom suite that comprises of ceramic tile flooring, half height tiling to the walls, a wash hand basin, W.C, panelled bath, ceiling spotlights, extractor fan and a useful storage cupboard. There is also one central heating radiator.

Bedroom One

A spacious double bedroom located to the rear elevation with fitted wardrobes and one central heating radiator.

Bedroom Two

Located to the front elevation of the property. One central heating radiator.

Bedroom Three

Located to the front elevation, one central heating radiator.

Outside

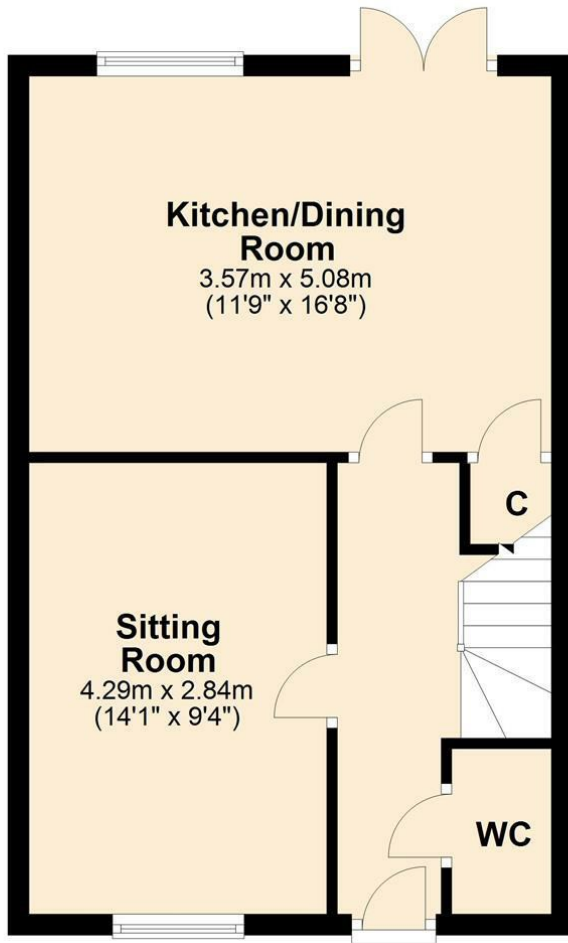
The property benefits from a block paved driveway that provides two parking spaces. There is also a side access gate to the rear garden that is fully enclosed, landscaped and predominately laid to lawn but also benefits from a substantial patio area. An internal viewing is highly recommended to fully appreciate that living accommodation that this property has to offer.



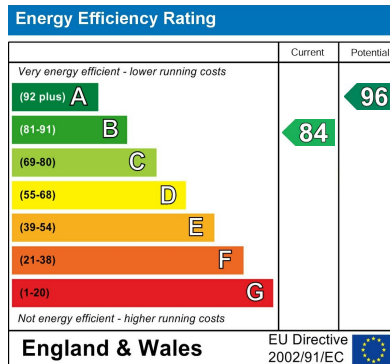
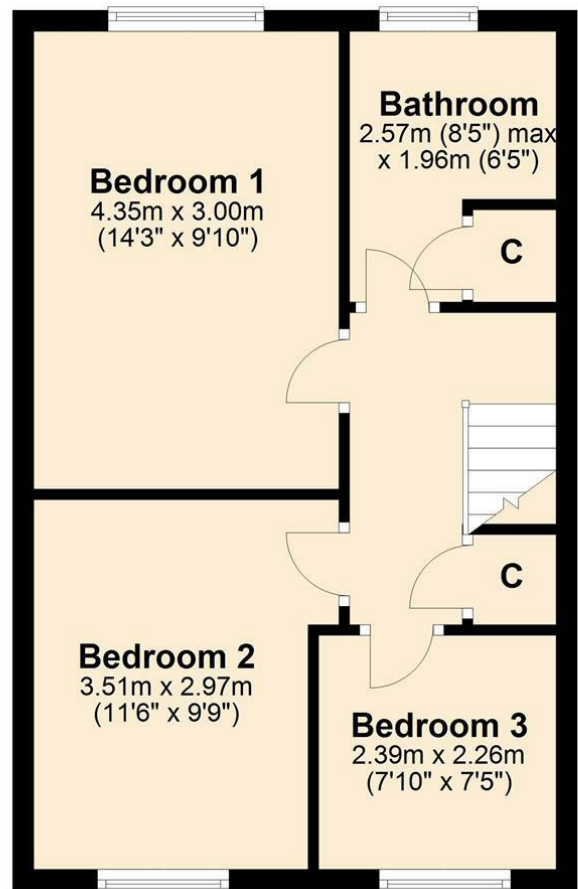
- Useful ground floor cloakroom • Three bedrooms • Contemporary house bathroom • Fully enclosed, well presented rear garden • Off-street parking for two vehicles • Viewing highly recommended



Ground Floor



First Floor



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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