



10 Bridgeway Howden DN14 7AB

£425,000

FREEHOLD

Nestled in the heart of Howden, this charming early 18th-century townhouse offers a delightful blend of period charm with modern convenience. Offering spacious accommodation over three floors the property briefly comprises, three reception rooms, kitchen, rear hallway, utility, four bedrooms, bathroom and a shower room.

The townhouse boasts an array of period features, providing a unique character that is hard to find in contemporary homes. Amongst these features include a beautiful arched stained glass window overlooking the rear garden, there is also a double-sided log burner, which serves as a focal point, creating a warm and inviting atmosphere throughout the ground floor living spaces, ideal for cosy evenings with family and friends.

EPC: C



- Early 18th Century townhouse in heart of Howden town centre
- Close to many local amenities
- Excellent commuter links via the M62 and Howden train station
- Spacious accommodation over 3 floors
- An array of charming period features
- Beautiful arched stained glass landing window

Entrance

Directly into the kitchen/Dining Room.

Kitchen/Dining Room

A range of shaker style fitted base and wall units in light grey with black Indian granite worktops and splash back. Belfast sink. Integrated dishwasher. Space for a range style cooker. Concealed cooker extractor fan. Inset ceiling lights. Oak effect flooring. Plantation window shutters. One central heating radiator.

Lounge

Double sided fireplace with timber mantles at each side and a flagged hearth housing a wood burner. Bay window with French doors leading out to the garden. Oak effect flooring. Inset ceiling lights and one central heating radiator.

Rear Hallway

Stairway leading to the first floor. Oak effect flooring. Inset ceiling lights. One central heating radiator. Rear door access.

W.C.

White suite comprising a vanity wash hand basin and a low flush w.c. Tiled splash back. Oak effect flooring. Inset ceiling lights and an extractor fan.

Study

Oak effect flooring. One central heating radiator.

Utility

White base and wall units finished in high gloss laminate with laminated worktops and a single drainer stainless steel sink. Wall mounted gas boiler. Plumbing for a washing machine. Extractor fan.



Landing

Beautiful split galleried landing with arched stained glass window. Inset ceiling lights.

Bathroom

White suite comprising a panelled bath with mains shower over, vanity wash hand basin with drawers below and a low flush w.c. Fully tiled walls and ceramic tiled floor. Recessed storage shelves. Heated towel radiator. Inset ceiling lights.

Bedroom One

To the rear elevation. One central heating radiator. Access to half landing.

Half landing

Providing access to the shower room.

Shower Room

White suite comprising a double shower cubicle with mains shower, vanity wash hand basin with drawers below and a low flush w.c. Fully tiled walls and ceramic tiled floor. Heated towel radiator. Inset ceiling lights. Extractor fan.

Bedroom Two

To the front elevation. Inset ceiling lights and one central heating radiator.

Bedroom Three

To the front elevation. Under stairs storage cupboard. One central heating radiator.

Bedroom Four

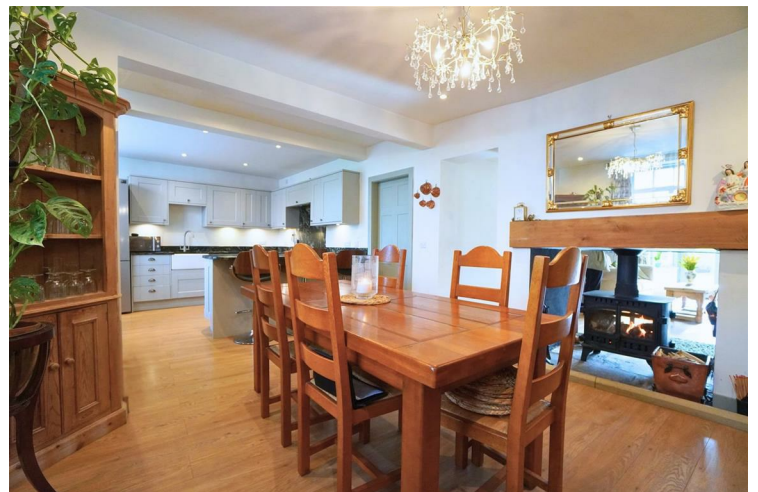
Second floor fourth bedroom with plumbing in place for an ensuite. Two velux roof windows. Inset ceiling lights. Access to eves storage.

OUTSIDE

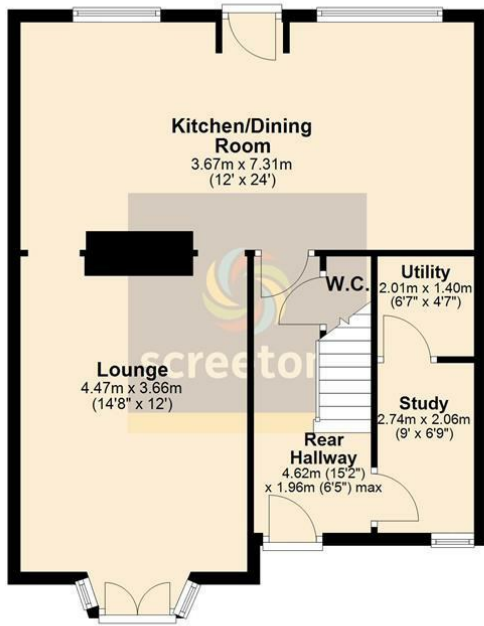


- Double sided log burner
- 3 double bedrooms to first floor and 4th double bedroom on second floor with scope to add an ensuite
- Walled rear garden with patio
- Viewing highly recommended to appreciate this charming property. Approx 1700 SQ FT

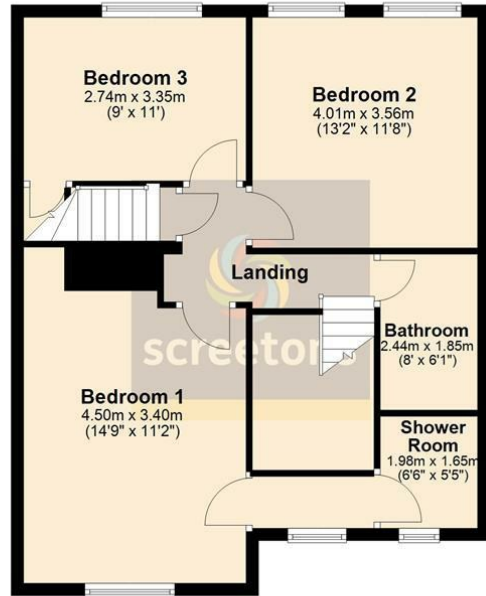
To the rear of the property there is an attractive, south facing, walled garden with lawned area and a stone patio. There are raised beds with a variety of shrubs and flowers together with a lean-to greenhouse and timber garden shed. Side access gate.



Ground Floor Approx 65.0 sq metres (699.5 sq ft)



First Floor Approx 64.9 sq. metres (698.6 sq ft)



Second Floor Approx 28.0 sq metres (300.9 sq ft)



Extending as a whole to approx 1700 sq ft.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 81 |
| (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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