

5 Weighton Court
Howden DN14 7LW

£279,950
FREEHOLD

An opportunity to acquire this well presented family home, located on a quiet cul-de-sac within the popular market town of Howden, within easy walking distance of the town centre and all local amenities. The property comprises; entrance hall, w.c., lounge, dining room, kitchen, downstairs bedroom and utility to the ground floor with 3 bedrooms and a bathroom to the first floor. Externally there is a good sized block paved driveway to the front providing spaces for at least 2 cars and a fully enclosed south facing rear garden with views of the Howden Minster in the distance. A viewing is highly recommended.

EPC: D





• Well presented family home • Quiet cul-de-sac position • Within easy walking distance of the town centre and all local amenities • Views to the rear in the distance of Howden Minster • Lounge, dining room & kitchen • Downstairs w.c. • Downstairs Bedroom and utility

Entrance Hall
Stairway to first floor with an understairs cupboard. Feature glass panels in the wall providing light from the dining room into the hallway. Ceramic tiled flooring. One central heating radiator.

Cloakroom
White suite comprising a wash hand basin and low flush w.c. Ceramic tiled flooring. Extractor fan and a wall mounted gas boiler.

Lounge
Patio doors open out to the rear of the property. Wall mounted electric fire. One central heating radiator.

Kitchen
A range of fitted base and wall units finished in timber effect. High gloss laminated worktops and black tiled work surrounds. The units incorporate a 4 ring ceramic hob with electric double oven under and a chimney style extractor fan above. Inset sink and plumbing for dishwasher. Rear door access and inset ceiling lights.

Dining Room
Timber effect laminate flooring. One central heating radiator.

Ground Floor Bedroom
To the front elevation. Fitted double wardrobes and overhead cupboards. One central heating radiator.

Utility
Laminated worktops with single drainer sink and tiled work surrounds. Plumbing for a washing machine. Extractor fan and inset lights. Rear door access.

Landing
Built in storage cupboard. Access to loft. Views of the Minster from the staircase window.

Bedroom One
To the front elevation. Fitted wardrobes with sliding doors. One central heating radiator.

Bedroom Two
To the rear elevation. One central heating radiator.

Bedroom Three
To the front elevation. One central heating radiator.

Bathroom
A white suite comprising a vanity wash hand basin and low flush w.c with a concealed cistern. Panelled bath with an electric shower over. Fully tiled walls. One central heating radiator.

Outside
To the front of the property there is a block paved driveway providing parking for at least two vehicles.

To the rear of the property the garden is mostly laid to lawn with a paved patio area and shrub borders. There are two timber garden sheds. The garden is fully enclosed and provides side access to the front of the property.





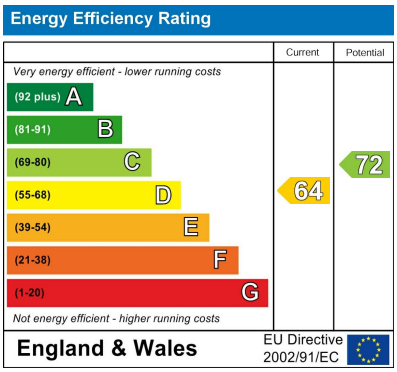
• Three first floor bedrooms & a bathroom • Approx 920 sq ft • Block paved driveway and fully enclosed rear garden











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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