



21 Northolmby Street
Howden, DN14 7JL

Asking Price Of £145,000

Property Features

- Quaint Terrace Cottage in sought after Market Town
- 15' Lounge & Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG, 16' Workshop & Delightful Garden
- Within walking distance of Market Place

Full Description

THE PROPERTY

Quaint Terrace Cottage ideal for the First Time Buyer situated in the sought after Minster Town of Howden and being within easy walking distance of Market Place which has an excellent selection of Shops, Restaurants and Cafes.

The Cottage has the benefit of 15' Lounge, Kitchen, 2 Bedrooms, Brick Workshop and delightful rear Garden, and presently comprises:

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

LOUNGE 15' 0" x 10' 3" (4.57m x 3.12m)

Stone fireplace housing gas fire with TV and display shelves to side. Arched alcove and radiator.

KITCHEN 11' 6" x 10' 0" (3.51m x 3.05m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, stairs to the first floor and UPVC door to the rear.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Radiator and part ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the staircase from the kitchen and opening from the Landing are:



FRONT BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m)

Built in wardrobe, radiator and cupboard housing gas central heating boiler.

REAR BEDROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Built in cupboard, and radiator.

TO THE OUTSIDE

Brick WORKSHOP 16' x 7' with power and water laid on.

Delightful lawned Garden to rear with an array of maturing shrubs and bushes.

RIGHT OF WAY

The property has the benefit of a pedestrian Right of Way from the roadway at the front via the passageway between 19 and 21 Northolmby Street, to get to the rear of the property.

There is also a pedestrian Right of Way from the passageway across the rear of 21 Northolmby Street in favour of 23 Northolmby Street.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

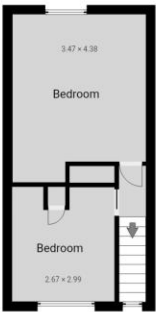
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements