



Houlder Drive, Howden, DN14 7ZU

In Excess of **£385,000**

JP HARLL



Houlder Drive

Howden, Goole, DN14 7ZU

- Four Bedrooomed Detached House with Integral Garage
- 144 M2 / 1557 Sq. Ft.
- South Facing Rear Garden
- Broadband: FTTP. Mobile: 5G
- Mains Gas Central Heating. Mains Electric
- Mains Water. Mains Drains
- Built by Bellway Homes
- EPC Rating 'B'
- Council Tax Band 'E'



Live in luxury with this fabulous family home, where living couldn't be easier... Step inside to explore the spacious accommodation within. A contemporary staircase catches your eye and gives you a glimpse of the striking modern features within.

The real hub of the home is the living/dining/kitchen which spreads across the whole width of the house providing the perfect space for modern family living, that you deserve. No matter the weather, no matter what life throws at you, this is where you will be able to tackle it.

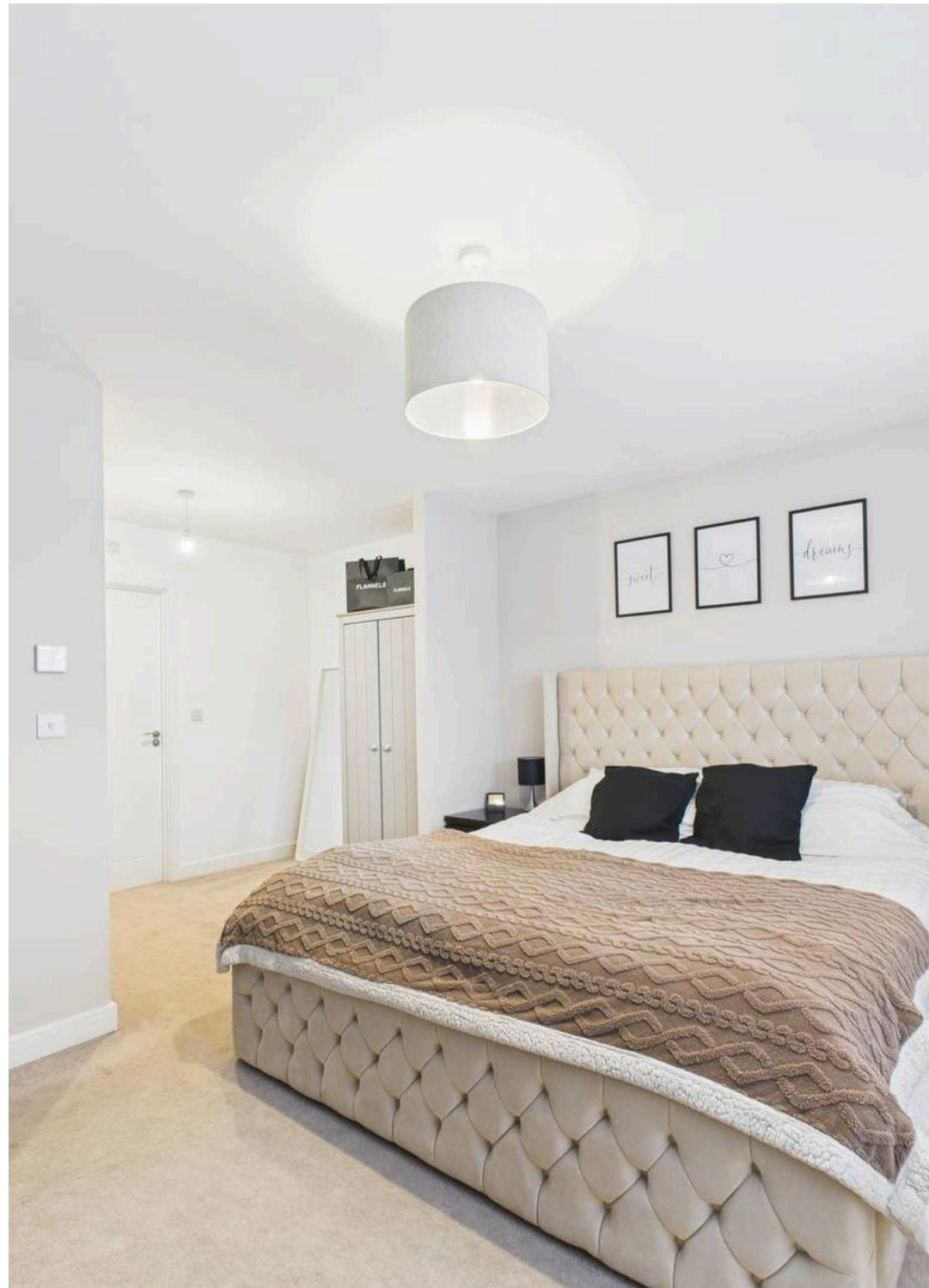
If cooking is your passion then you are sure to be in your element here, stylish, practical and designed to last with its granite effect surfaces and striking units giving an abundance of storage. Integrated appliances include a fridge, freezer and dishwasher. Whilst cooking facilities include twin eye-level ovens and a Gas hob with cooker hood over. The breakfast bar offers relaxed grazing.

The dining area provides an elegant dining experience and has space for a six seater table. Large French doors bathe this room in natural light, connecting you with your outdoor space. The living area offers space for an 'L' shaped sofa - the perfect space for the children to relax and play whilst you cook dinner.

The family area, at the far end of the room, provides the perfect place for the whole family to relax after a long day. The large 'L' shaped sofa is very inviting, whether you are watching the news with a morning coffee or watching a film with the children before bedtime.

Just off the kitchen, you have a matching utility room which has space for a washing machine and access to the ground floor cloaks/w.c. and outside onto the rear patio.

The sophisticated square shaped, lounge oozes glamour and offers that all-important 'adult space' that every family needs, once the children have gone to bed.



And so to bed...

Take the stairs to the first floor where you are greeted by a large galleried landing.

You have four double bedrooms on this floor.

First the Principal bedroom, complete with dressing area and a show stopping en-suite bathroom. Three more double bedrooms share the house bathroom, no expense has been spared here.

Outside, the gardens have been designed with ease in mind.

The open plan front garden is laid to lawn. A block paved drive, provides off road parking for four vehicles and leads up to the brick built integral garage.

The enclosed garden at the rear has been designed for outside living. Plenty of space for dining alfresco, breakfast on the patio and picnicking with the children. This family sized garden has it all.

Property Information Disclaimer**£90 Per Annum Estate Management Charge.**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

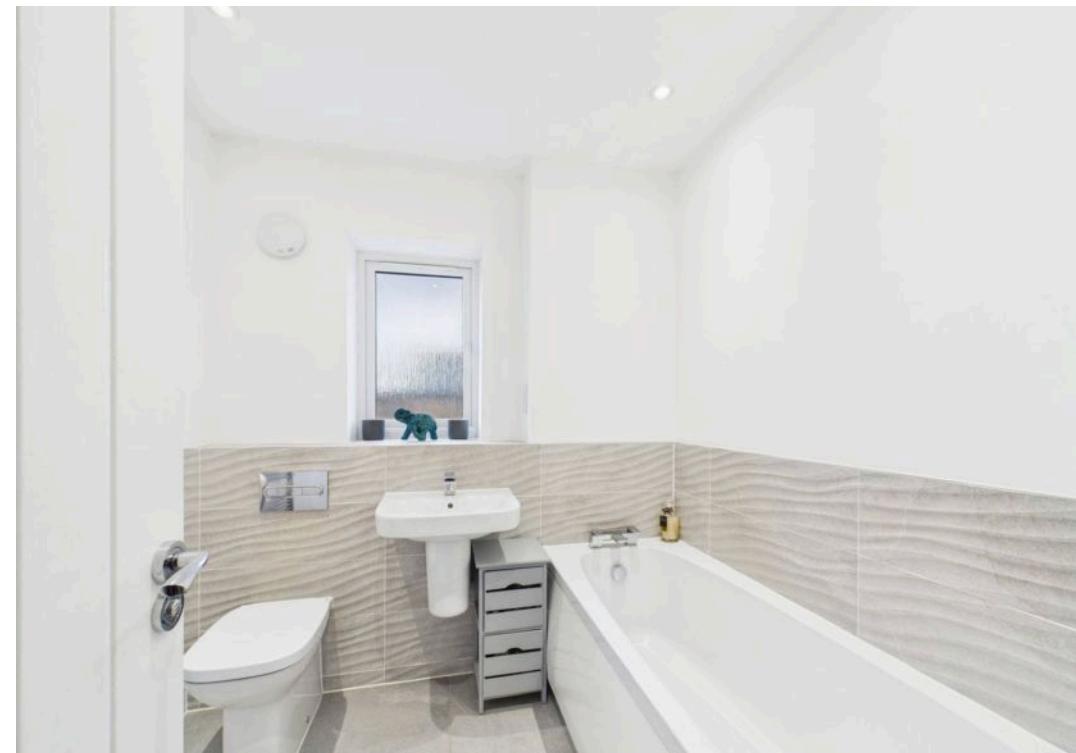
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Approximate total area⁽¹⁾

144.7 m²

1557 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



JP Harll

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