



Townend
Clegg & co

CHARTERED SURVEYORS SINCE 1895

10 THE WILLOWS, HOWDEN, DN14 7GD
OFFERS OVER £750,000





THE PROPERTY

Viewing is essential to appreciate this luxuriously appointed Detached Residence being situated in an excellent tucked away position in the sought after Historic Minster Town of Howden being only a 10 minute stroll to Market Place which has an array of shops and cafes.

The Cities of York, Hull and Leeds are within easy commuting distance and J37 of the M62 is within 1 mile.

The property has recently under gone an extensive refurbishment with new luxury fittings throughout and has the benefit of 18' Lounge, stunning 33' Living Dining Kitchen with bespoke units, 4 Bedrooms, 2 Bathrooms, Double Garage / Gym and presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Composite front door with glazed side panels, understairs cupboard, tiled floor, and impressive staircase to the first floor with glass balustrading.



CLOAKROOM

Contemporary white suite comprising low flush WC and pedestal washbasin. Tiled walls and floor.

LOUNGE 18' 3" x 16' 3" (5.56m x 4.95m)

Recessed fireplace with Oak surround housing Cast Iron Stove on granite hearth. Bifold doors leading to patio area and large side garden.

STUNNING LIVING DINING KITCHEN 33' 3" x 13' 0" (10.13m x 3.96m)

Comprising:

LIVING AREA

Media wall, bay window to front and opening into:

DINING KITCHEN

Extensive range of Bespoke granite units comprising sink unit with Gold Quooker 3 in 1 tap over, base units with worktops and upstands, wall cupboards and larder units. A host of integrated appliances including 2 ovens, microwave, induction hob with chimney extractor over, dishwasher, fridge, freezer and wine cooler. Island unit with breakfast bar. Tiled floor and door into the Double Garage / Gym.

UTILITY ROOM 10' 3" x 8' 0" (3.12m x 2.44m)

Extensive range of Bespoke units comprising sink unit, base units with granite worktops and upstands, and large storage cupboards. Integrated washing machine and tumble dryer. Tiled floor and new composite door to the patio area at the rear.

FIRST FLOOR

GALLERIED LANDING

This is approached via the impressive staircase from the Entrance Hall and opening from the Galleried Landing which has glass balustrading and large cupboard are:

MASTER BEDROOM 16' 3" x 16' 0" (4.95m x 4.88m)

Extensive range of fitted furniture, bay window overlooking the side garden, and leading to:

ENSUITE SHOWER ROOM

Contemporary white suite comprising large walk in shower with integrated shower head over, vanity washbasin and low lush WC. Tiled walls and floor.

FRONT BEDROOM 17' 9" x 12' 0" (5.41m x 3.66m)

Cottage style window to front.





FRONT BEDROOM 13' 9" x 13' 0" (4.19m x 3.96m)

Bay window to front.

SIDE BEDROOM 13' 0" x 12' 3" (3.96m x 3.73m)

Built in cupboard.

HOUSE BATHROOM

Contemporary white suite comprising large panelled in bath, vanity washbasin with large mirror over, low flush WC with concealed cistern, and walk in shower with integrated shower head over. Tiled walls and floor.

TO THE OUTSIDE

Integral DOUBLE GARAGE / GYM 18' 9" x 18' with range of large storage cupboards, electric up and over doors to front, personal door into the Living Dining Kitchen and to the rear

Block paved driveway from The Willows and extensive additional Off Street Parking to front together with gated parking area to side.

Good sized lawned garden areas to front and side. Extensive Indian Stone paved areas to side and rear.

SERVICES

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

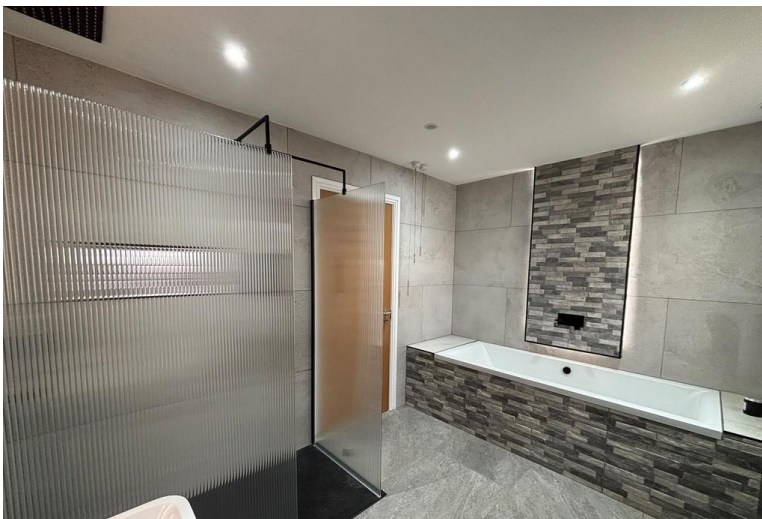
None of the services or associated appliances have been checked or tested.

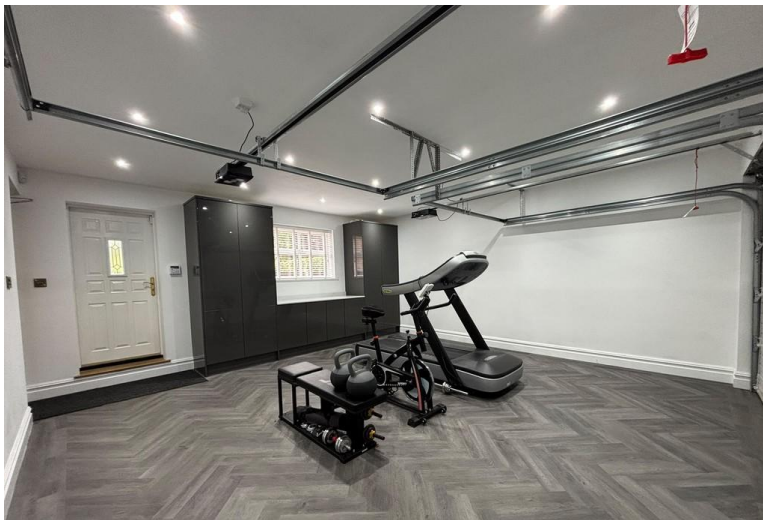
COUNCIL TAX

It is understood that the property is in Council Tax Band F, 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.

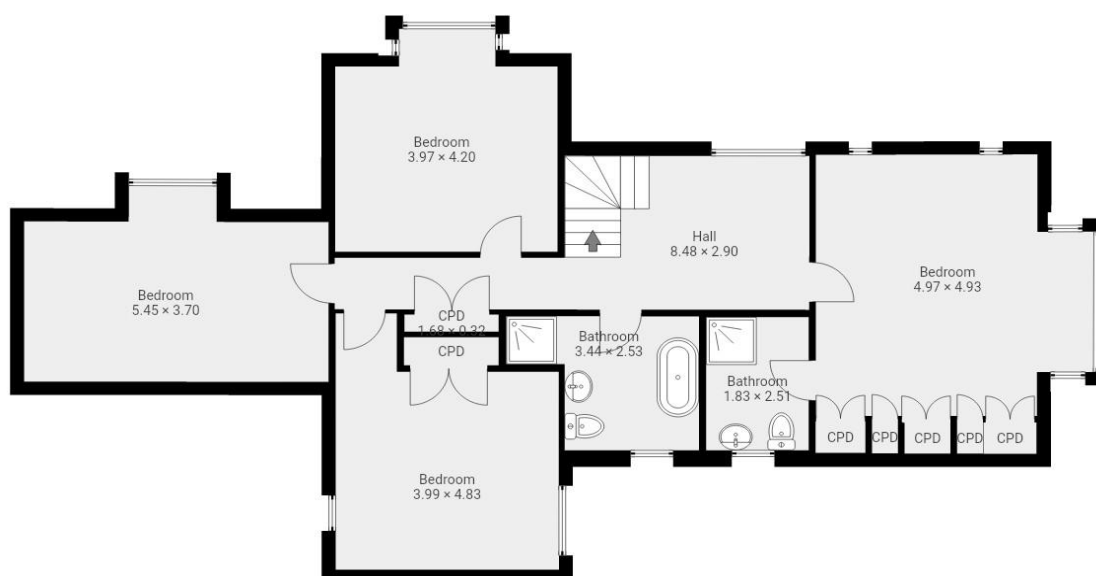
ENERGY PERFORMANCE GRAPH

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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