



£370,000

4 Bedroom Detached House for sale
25 WOODALL GATE, HOWDEN, GOOLE





Overview

This luxurious and modern family home in the historic market town of Howden boasts four spacious double bedrooms (three with en-suites) and a stunning kitchen/dining area. Modern appliances and high-end finishes throughout. Viewing is highly recommended to fully appreciate its exceptional design and upgraded features.



Key Features

- Four Double Bedrooms (Three Ensuite)
- Impeccable Decor Throughout
- Stunning Open Plan Kitchen/Dining Room
- Corner Plot
- Dedicated Office Space
- Utility Room To Kitchen
- Private, Secure Garden
- Single Detached Garage & Parking For Multiple Vehicles
- Proximity To Excellent Primary/Secondary Schools
- NHBC Warranty (10 years from 2022)





This exceptional four-bedroom residence, sitting on a handsome corner plot, located on the well-regarded Lovell Homes development in Howden, offers the height of luxury family living. Built to an outstanding specification by Lovell in 2022, this detached property is a rare opportunity to acquire a home of such quality in the historic market town of Howden.

Thoughtfully upgraded and tastefully decorated by the owner, the home seamlessly combines style, functionality, and superior modern design.

Stepping inside, the wide and welcoming entrance hall you will be immediately struck by the sense of light, airy space that sets the tone for the rest of the home. Upgraded oak doors with glass panelling truly add to the sense of style and openness of this wonderful home.



To one side of the hall, the spacious lounge is a haven of comfort and understated elegance. Decorated in a contemporary style, this is a room that lends itself perfectly to cosy nights tucked in with the family.

The true centrepiece of this remarkable home is the expansive open-plan kitchen and dining area, which spans the entire rear of the property. Designed to impress, this space seamlessly blends functionality with refined aesthetics. Featuring a five-ring gas hob, quartz worktops and integrated Bosch and Zanussi appliances, a wine cooler and contemporary downlighting, it is both a culinary enthusiast's dream and a perfect setting for entertaining. French doors flood the space with natural light and provide direct access to the private and

secluded garden.

A generously sized utility room with an additional sink ensures practical separation for everyday tasks. The ground floor also benefits from a dedicated study/home office with full size, walk in storage cupboard. This room could also be utilised with ease as either a playroom or a fifth bedroom. A well well-appointed guest WC also sits off the hallway on this floor.

Ascending the staircase, the first floor reveals four spacious double bedrooms, each thoughtfully decorated yet offering potential for personalisation. The primary suite features deep-fitted wardrobes and a private en-suite shower room. Bedrooms two and three, both generously sized, share a stylish Jack-and-Jill en-suite, ensuring that three of the four bedrooms enjoy direct access to en-suite facilities. The fourth bedroom is equally spacious.

A beautifully designed family bathroom with a bath and two linen storage cupboards complete this level.

The rear garden has been designed for both style and low-maintenance living, featuring a well-kept lawn and patio area-ideal for outdoor dining and entertaining. Positioned for maximum privacy, the garden benefits from sunlight well into the evening.

The property also includes a standalone, brick-built, fully electrified garage, providing secure storage or potential for a home gym. Off-street parking for at least two vehicles further enhances its practicality.

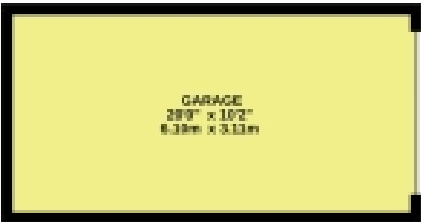
Offered for the first time since its initial occupation, this exquisite home benefits from a 10-year NHBC Warranty (valid from 2022). Combining luxurious upgrades, high-end finishes, and an unbeatable location, this is an opportunity not to be missed.

Howden itself is one of East Yorkshire's most attractive and sought-after market towns, combining an appealing sense of history with the everyday conveniences required by modern family life. Its cobbled streets and handsome Georgian architecture surround the landmark Grade I-listed Minster, while the centre offers independent shops, cafés, pubs, restaurants, a traditional market and a thriving community centred around venues such as the Shire Hall. Families also benefit from highly regarded local infant, junior and secondary schooling, recreational spaces and pleasant walks around the nearby Howden Marsh and The Ashes.

Along with its characterful setting, Howden is exceptionally well connected. The M62 and A63 place York, Leeds, Hull and the wider motorway network within convenient reach, while Howden railway station provides services towards York, Selby and Hull together with connections farther afield, including direct London services.

Floorplans

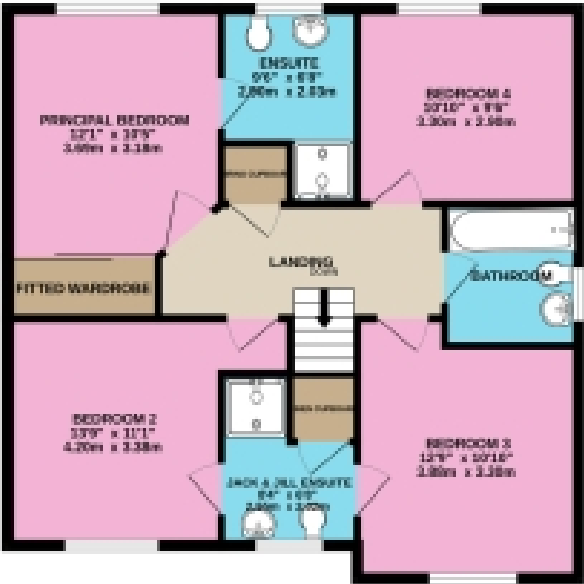
GARAGE
204 sq.ft. (19.0 sq.m.) approx.



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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