



65 Derwent Crescent
Howden, DN14 7AW

Asking Price Of £170,000

Property Features

- Good sized Semi-House an edge of Market Town
- 19' Lounge Diner, Kitchen & Utility
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Garden
- Covered Veranda, Summerhouse & 2 Sheds



Full Description

DESCRIPTION

A well-proportioned Semi-Detached Home located on the edge of the popular Market Town of Howden, conveniently situated within 1 mile of Junction 37 of the M62 motorway.

The accommodation comprises a 19' Lounge Diner, Kitchen, Utility Room, and a covered Veranda. To the first floor are 3 Bedrooms and a family Bathroom. The property further benefits from gas central heating, UPVC double glazing, Off-Street Parking, and an attractive Garden featuring a Summerhouse.



ACCOMMODATION

The good sized accommodation includes:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and staircase to the first floor.

CLOAKROOM

White low flush WC, and ceramic tiled floor.

LOUNGE DINER 19' 9" x 11' 3" (6.02m x 3.43m)

Stone fireplace housing cast iron multi-fuel stove. 2 radiators and French doors to the rear Garden.

KITCHEN 11' 9" x 8' 3" (3.58m x 2.51m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls and ceramic tiled floor. Understairs cupboard and Pantry.



UTILITY ROOM 8' 3" x 6' 9" (2.51m x 2.06m)

UPVC door leading to:



COVERED VERANDA

Leading to the rear Garden.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall, and opening from the Landing are:

FRONT BEDROOM 11' 6" x 10' 9" (3.51m x 3.28m)

Radiator.



FRONT BEDROOM 9' 0" x 7' 9" (2.74m x 2.36m)

Radiator and cupboard overstairs.

REAR BEDROOM 12' 6" x 8' 0" (3.81m x 2.44m)

Radiator, and airing cupboard housing cylinder and gas central heating boiler.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Electric shower overbath. Radiator and ceramic tiled walls.



TO THE OUTSIDE

Off Street Parking Space to front.

Enclose lawned Garden to rear with Summerhouse, Potting Shed, Garden Shed and Patio Area.

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. EPC1247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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 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 are advised to recheck the measurements.