



19 Buttfield Road
Howden, DN14 7DY

Offers Over £250,000

Property Features

- Chalet style semi-detached bungalow
- Lounge, Dining Room / Bedroom 4 & Breakfast Kitchen
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Garage & Gardens
- Situated in sought after market town

Full Description

THE PROPERTY

This consists of a spacious chalet style semi-detached bungalow situated in an excellent position in the much sought after market town of Howden being within easy walking distance of all local amenities, and is within 1 mile of J37 of the M62.

The flexible accommodation has 2 Reception Rooms, Breakfast Kitchen, 3 Bedrooms, and 2 Bathrooms, and presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, cloaks cupboard, contemporary radiator, wall lights and spindled staircase to the first floor.

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m)

Adam style fireplace with electric fire. Radiator.

DINING ROOM / BEDROOM 4 13' 9" x 9' 6" (4.19m x 2.9m)

Built in cupboard, radiator, wall lights and patio doors to rear garden.

BREAKFAST KITCHEN 16' 6" x 11' 9" (5.03m x 3.58m)

Extensive Range of "Howdens" units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Built in double oven and ceramic hob with chimney extractor over. Integrated fridge freezer. Freestanding auto washer, dryer and dishwasher. Contemporary radiator and UPVC door to side.

FRONT BEDROOM 12' 9" x 9' 6" (3.89m x 2.9m)

Range of built in wardrobes with centre dressing table. Radiator.



BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Shower overbath with side screen. Heated towel rail.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has a storage cupboard are:

SIDE BEDROOM 15' 6" x 11' 3" (4.72m x 3.43m)

Radiator.

REAR BEDROOM 11' 6" x 11' 3" (3.51m x 3.43m)

Radiator and 2 Velux rooflights.

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Shower overbath. Heated towel rail, ceramic tiled floor and Velux roof light.

TO THE OUTSIDE

GARAGE with driveway approach from Buttfield Road.

Block paved area to front providing extensive additional Off Street Parking.

Lawned garden area to rear with 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.

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.

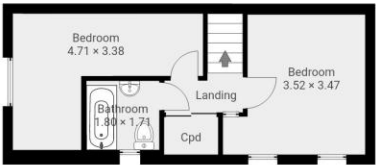
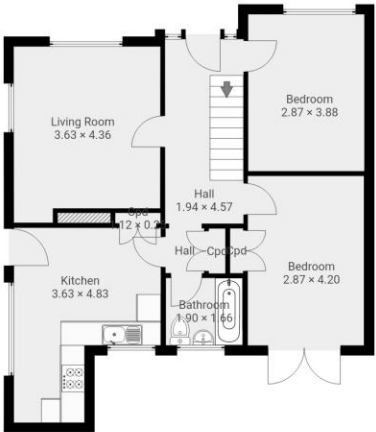
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE CERTIFICATE

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. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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