



## 6 Goodyear Close, Howden, Goole, DN14 7PU

Detached Property | Four Bedrooms | Driveway Parking | Double Garage | South Facing Rear Garden | Two Reception Rooms | En-Suite To Master Bedroom | Ideal Family Home | Popular Market Town | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - E
- Popular Market Town Location
- Four Bedrooms
- Freehold Property
- Extra Reception Room
- Double Garage & Driveway Parking
- EPC Rating - B
- Master Bedroom With En-Suite

**£435,000**

Jigsaw Move are pleased to welcome you to this stunning new build detached house located on Goodyear Close in the charming market town of Howden. This impressive property, constructed by Harron Homes in 2024, offers a generous living space of 1,780 square feet, making it an ideal family home.

As you enter, you are greeted by a large entrance hallway that sets the tone for the rest of the house. The ground floor features two spacious reception rooms, perfect for entertaining guests or enjoying family time. The heart of the home is undoubtedly the expansive kitchen diner, which boasts modern fittings and patio doors that lead directly to the well-presented rear garden, allowing for a seamless indoor-outdoor living experience. Additionally, there is a convenient utility room and a large lounge, also with patio access, ensuring ample space for relaxation.

Moving to the first floor, you will find a luxurious master bedroom complete with fitted wardrobes and an en-suite shower room, providing a private retreat. There are two further double bedrooms and a fourth bedroom, which can serve as a guest room or a study. The family bathroom is thoughtfully designed, featuring both a bath and a separate shower for added convenience.

This property also benefits from a double garage and driveway parking for two vehicles, making it perfect for families with multiple cars. The large south facing rear garden is a delightful space for outdoor activities, and the side gate access adds practicality.

This property is situated within the popular small market town location of Howden. Howden hosts a range of local amenities including; good local schools, shops, café's, bars restaurants, takeaways, Howden park and transport amenities including train stations which is ideal when commuting to Leeds, York and Hull as it is close to all major networks. Nearby access to the M62 (Hull to Manchester) and the A64 to York, Selby and Hull.

With approximately eight years remaining on the NHBC warranty, this home offers peace of mind for its new owners. This is a rare opportunity to acquire a beautifully designed, modern home in a desirable location. Don't miss your chance to make this exceptional property your own.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 16'6" x 12'1" (5.03m x 3.68m)**

**Reception Room 12'8" x 12'1" (3.86m x 3.68m)**

**Kitchen/Diner 10'9" x 21'2" (3.28m x 6.46m)**

**Utility 5'10" x 6'10" (1.79m x 2.08m)**

**WC 5'11" x 5'2" (1.82m x 1.58m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 11'5" x 14'3" (3.49m x 4.35m)**

**En-suite Shower Room 3'10" x 9'1" (1.19m x 2.77m)**

**Bedroom Two 12'0" x 9'1" (3.66m x 2.77m)**

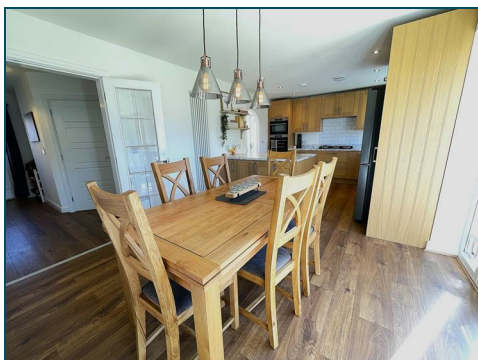
**Bedroom Three 11'8" x 9'3" (3.55m x 2.81m)**

**Bedroom Four 6'8" x 10'9" (2.02m x 3.28m)**

**Family Bathroom 8'5" x 6'9" (2.58m x 2.07m)**

## **EXTERNAL**

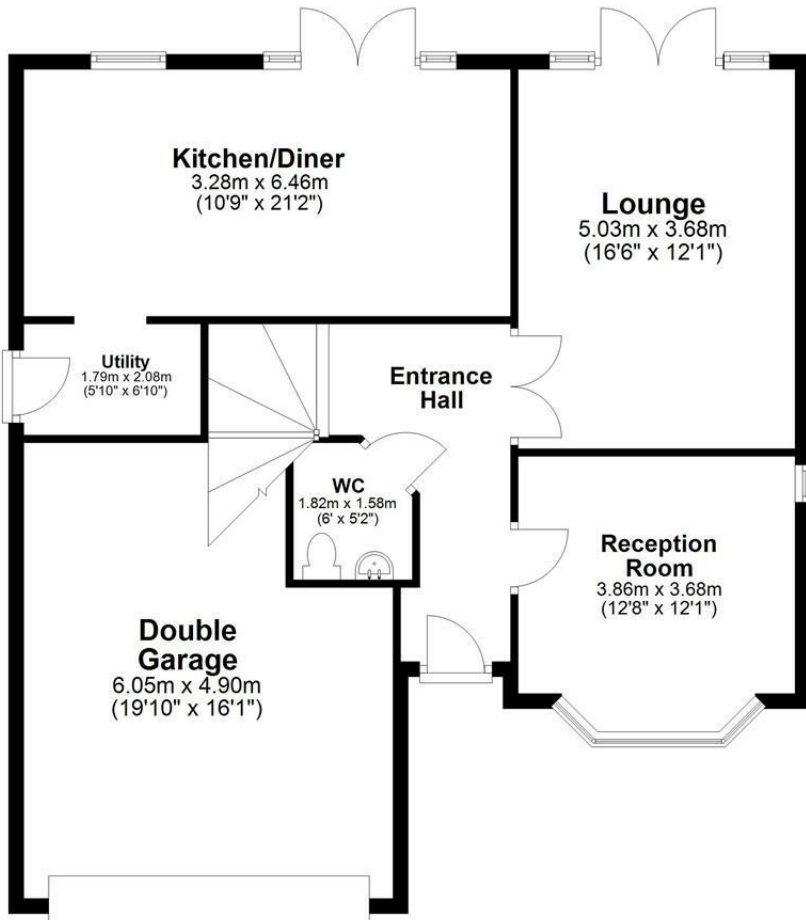
**Double Garage 19'10" x 16'0" (6.05m x 4.90m)**





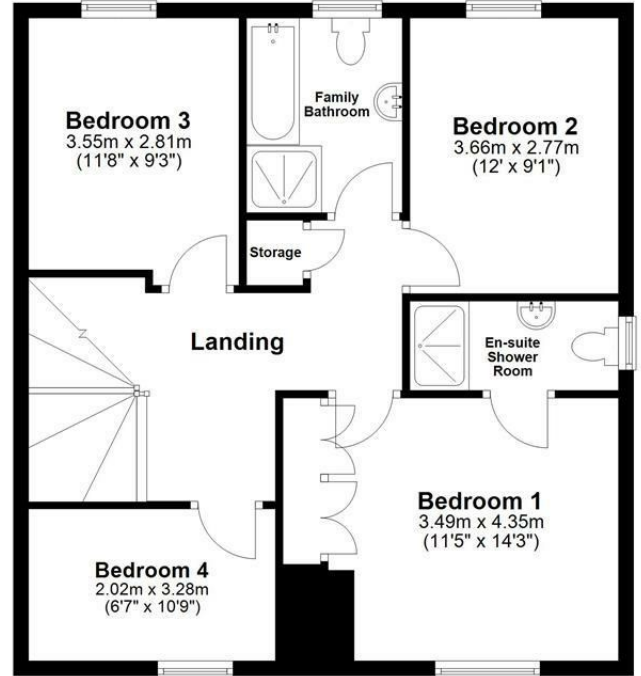
### Ground Floor

Approx. 98.7 sq. metres (1062.4 sq. feet)

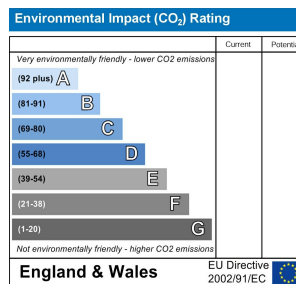
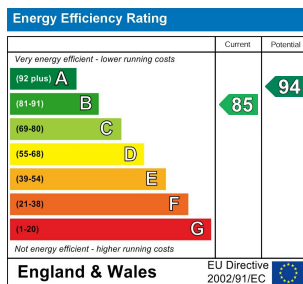


### First Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



Total area: approx. 165.4 sq. metres (1780.0 sq. feet)



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