



*8 Stephenson Avenue, Howden, East Yorkshire, DN14 7UT*

- 📍 Fine Detached House
- 📍 Recently Built
- 📍 4 Good Bedrooms
- 📍 Council Tax Band = E

- 📍 Superb Dining Kitchen
- 📍 All "Mod Cons"
- 📍 Priced to Sell
- 📍 Freehold/EPC = B

£320,000

## INTRODUCTION

This recently constructed and attractive detached house is ready to move straight into. Built by Lovell Homes, the property has been further enhanced by the current owner to create what is highly desirable home. The accommodation is depicted on the attached floorplan and briefly comprises a hallway, cloaks/W.C., separate lounge and a superb kitchen/dining/living space to the rear with plenty of units and appliances. There is also a utility room. Upstairs are four good sized bedrooms, the main of which has the benefit of an en-suite shower room. There is also a stylish family bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Other features include wardrobes, blinds, carpets and light fittings together with two sheds situated within the garden. A side drive provides parking for two vehicles. The property will be conveyed with the remainder of its building warranty.

## LOCATION

The property forms part of a recent development by Lovell Homes known as "Saddlers Grange" on the north western outskirts of Howden town. This thriving market town affords an excellent range of shops, restaurants, public houses, school for all ages and medical facilities. Quick access to the M62 is ideal for the commuter and Howden also has its own local railway station with services to London Kings Cross.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A welcoming hallway with stairs leading up to the first floor and cupboard beneath.

### CLOAKS/W.C.

With low level W.C. and wash hand basin.

### LOUNGE

Window to front elevation.



## DINING KITCHEN

A super room situated to the rear of the house with a window and double doors opening out to the patio. The kitchen features an array of fitted contemporary units with work surfaces, one and a half sink and drainer with mixer tap and integrated appliances include a double oven, five ring gas hob with ceiling mounted extractor hood above, dishwasher and fridge freezer.





### ***UTILITY ROOM***

With matching fitted units, sink and drainer, plumbing for automatic washing machine and space for dryer. Wall mounted gas fired central heating boiler, external access door to side.



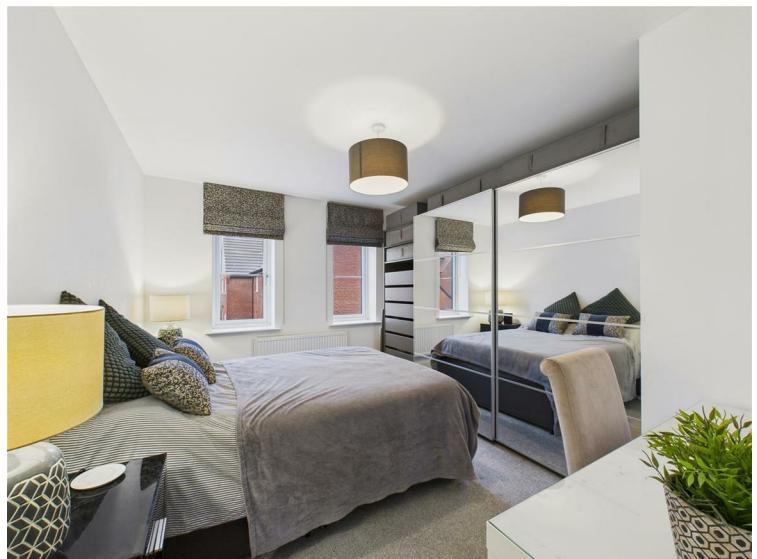
### ***FIRST FLOOR***

#### ***LANDING***

A spacious landing with window to side. Access to roof void and a double cupboard housing the pressurised water tank.

## BEDROOM 1

A luxurious bedroom with two windows to front elevation. Complete with a range of wardrobes having sliding mirrored fronts.



## EN-SUITE SHOWER ROOM

With concealed flush W.C., wash hand basin and shower cubicle with rainhead and handheld shower system, tiled surround, heated towel rail.



## BEDROOM 2

Window to rear elevation. Complete with double wardrobe.



## BEDROOM 3

Window to rear elevation. Complete with wardrobes.



## BEDROOM 4

Window to front elevation.



## BATHROOM

With stylish white suite comprising wash hand basin, concealed flush W.C., bath with both a handheld and rainhead shower above, glazed partition, tiled surround to walls, heated towel rail.



## OUTSIDE

A driveway provides parking for 2 vehicles. To the side is a open plan lawned garden. To the rear is a decent sized garden with extensive paved patio and lawn beyond. There are also two very useful timber garden sheds.

## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Many items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

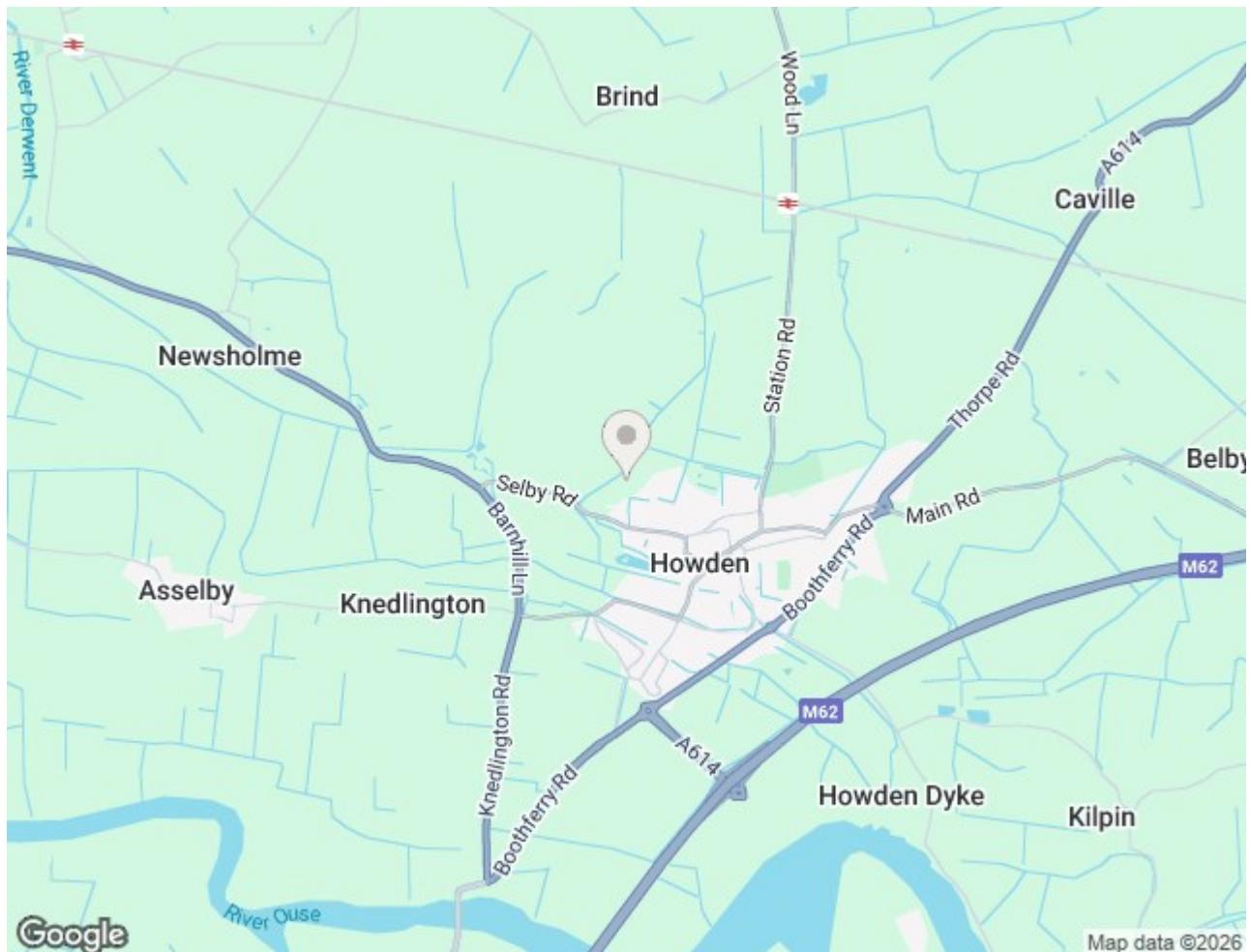
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

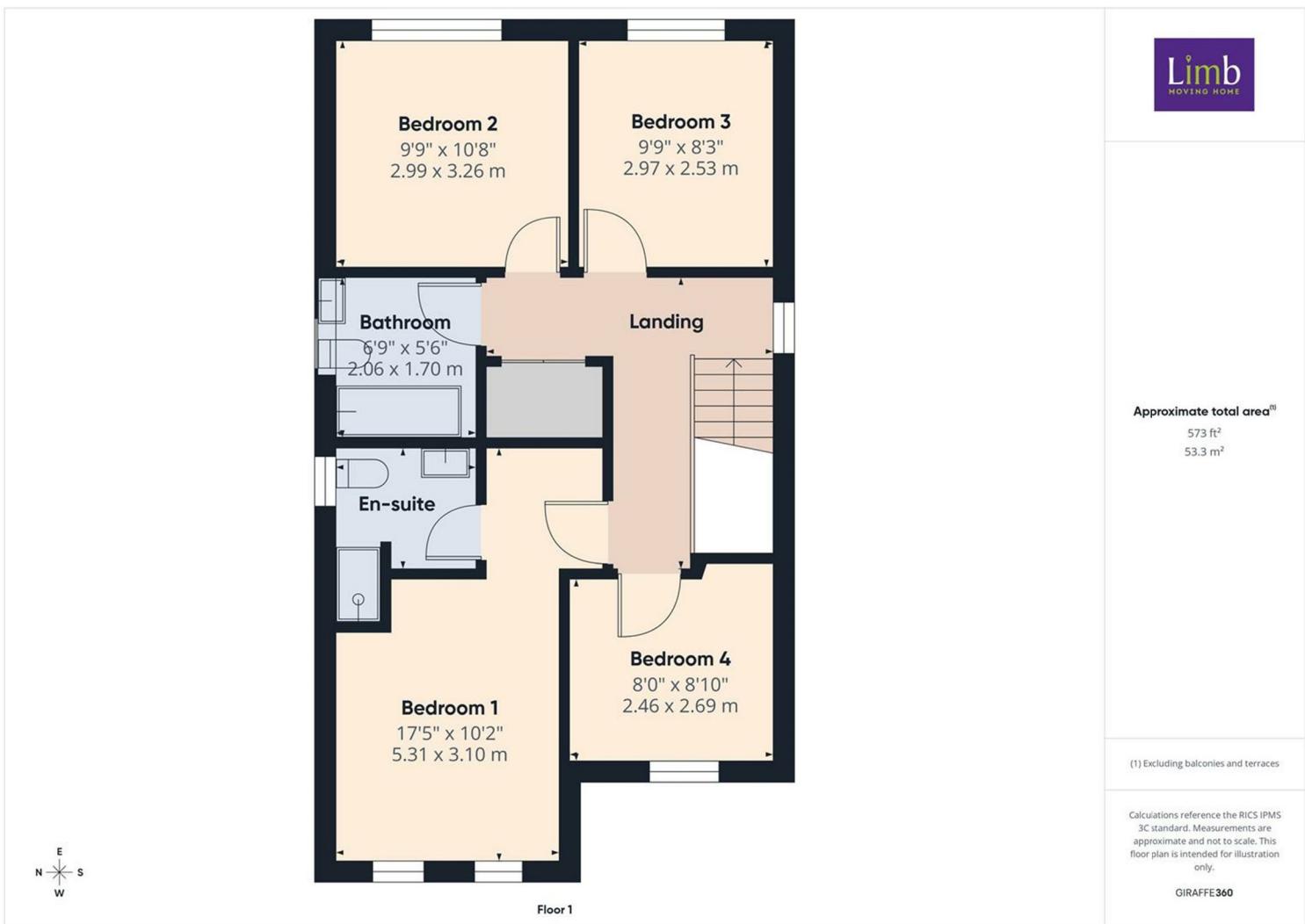
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	94
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	