



£230,000

3 Bedroom Semi-Detached House for sale  
36 The Meadows, Howden, Goole





## Overview

This wonderful three-bedroom home in the sought-after market town of Howden is available with NO ONWARD CHAIN! Two large reception rooms and a wonderful garden make this an ideal home for those looking for a 'ready to move in' property.



## Key Features

- NO ONWARD CHAIN
- Three Bedrooms
- Large Extended Garden Room
- Downstairs WC
- Exceptional Bathroom With Freestanding Bath
- Close To Town Centre & Schools
- Excellent Commuter Links
- Off-Street Parking
- South-West Facing Garden
- Council Tax Band B





This fantastic family home offers the next owner the opportunity to purchase a well-maintained property, in excellent decorative condition and ready to move into with NO ONWARD CHAIN in the hugely well-regarded market town of Howden.

Heading into the property into the well-appointed, spacious kitchen, you will be immediately be struck by the sense of space and abundance of natural light in each room.

The lounge is the first of two spacious reception rooms on the ground floor and also benefits from a modern, wall-mounted electric fire.



Heading to the rear of the house, you will find yourself in a wonderful garden room extension complete with a featured tiled floor, twin skylights and a sliding patio door looking out on to the south-west facing garden that itself offers a fantastic, easy to maintain space in which to enjoy time with family or entertain friends for a BBQ on a sunny Summer's day.

Heading back into the house, the ground floor is completed by a sizeable guest WC and an understairs storage cupboard.

Upstairs, you will find three generously sized bedrooms and an incredible, large bathroom featuring a freestanding bathtub and separate shower.

The property benefits from uPVC double glazing throughout and gas-powered central heating with the boiler replaced in 2022 and maintained annually.

The fantastic market town of Howden offers a perfect blend of peaceful living with easy access to local amenities, top-rated schools, and excellent transport links. Families will appreciate the proximity to both primary and secondary schools, ensuring a smooth transition for children of all ages. The town's charming atmosphere and historic features are complemented by a range of shops, cafes, and eateries, making everyday living a pleasure.

For commuters, this location is a dream. With easy access to the M62, as well as direct train services to London, Leeds, York, Manchester, and Hull, you'll find that work and leisure destinations are within easy reach, ensuring no need to compromise between the tranquillity of Howden and proximity to local cities and workplaces.

**Kitchen**

12' 5" x 9' 6" (3.80m x 2.90m)

**Lounge**

16' 0" x 12' 5" (4.90m x 3.80m)

**Garden Room**

19' 4" x 9' 2" (5.90m x 2.80m)

**Guest WC**

6' 6" x 4' 11" (2.00m x 1.51m)

**Hallway**

7' 6" x 6' 6" (2.29m x 2.00m)

**Bedroom 1**

13' 1" x 9' 6" (4.00m x 2.90m)

**Bedroom 2**

11' 1" x 9' 6" (3.39m x 2.90m)

**Bedroom 3**

9' 6" x 6' 2" (2.90m x 1.90m)

**Bathroom**

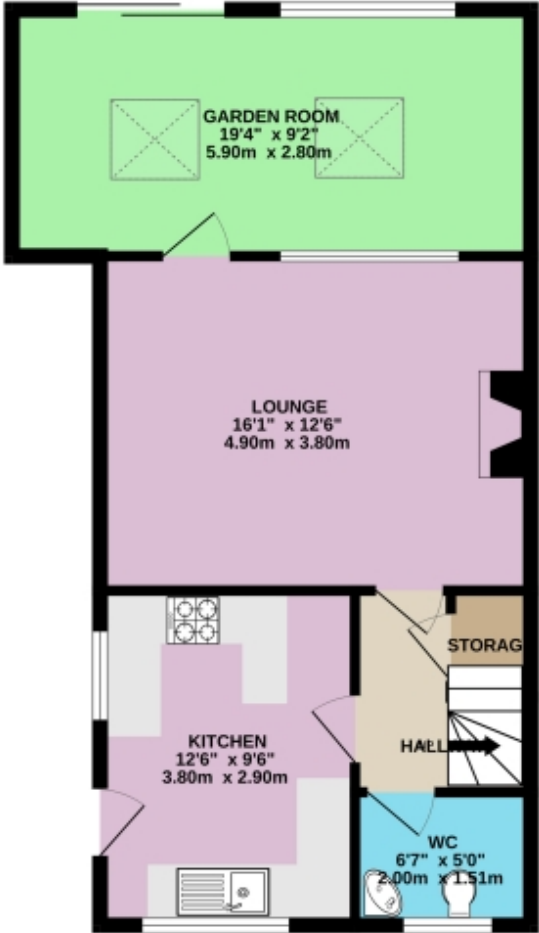
9' 6" x 8' 2" (2.91m x 2.50m)

**First Floor Landing**

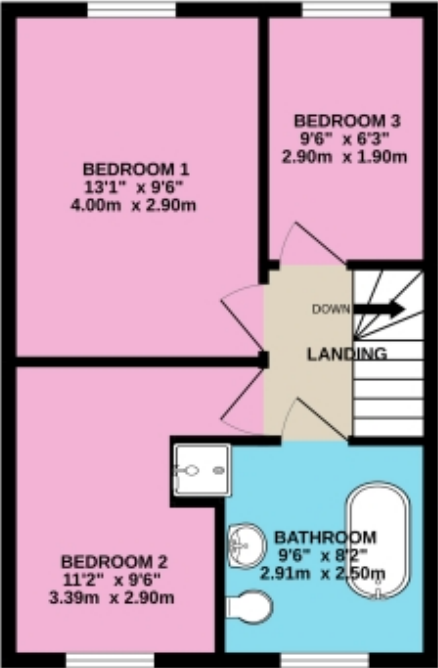
6' 6" x 6' 2" (2.00m x 1.90m)

# Floorplans

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

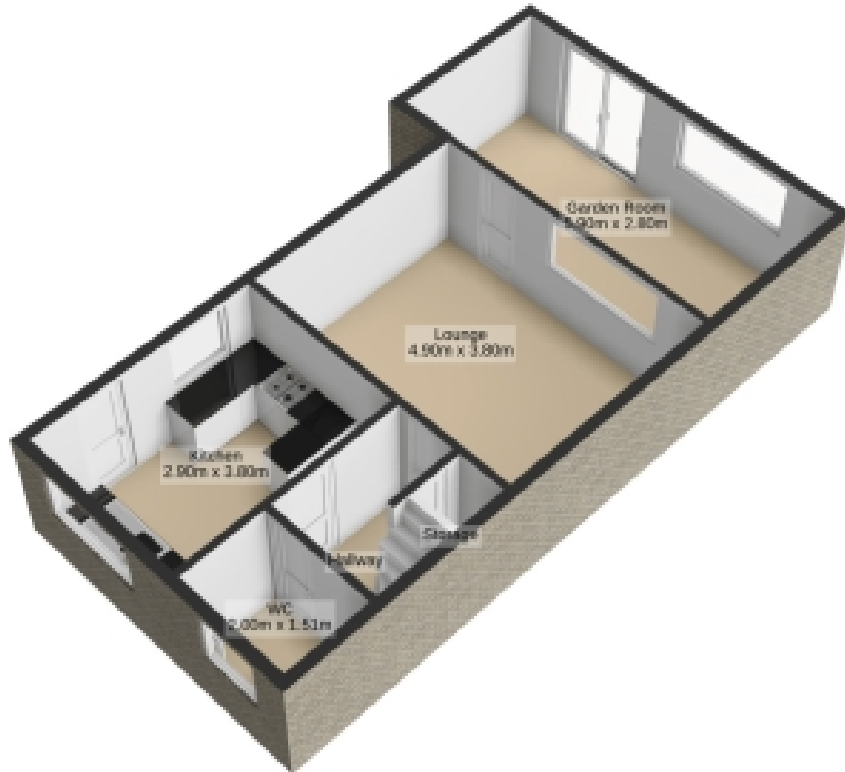


TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

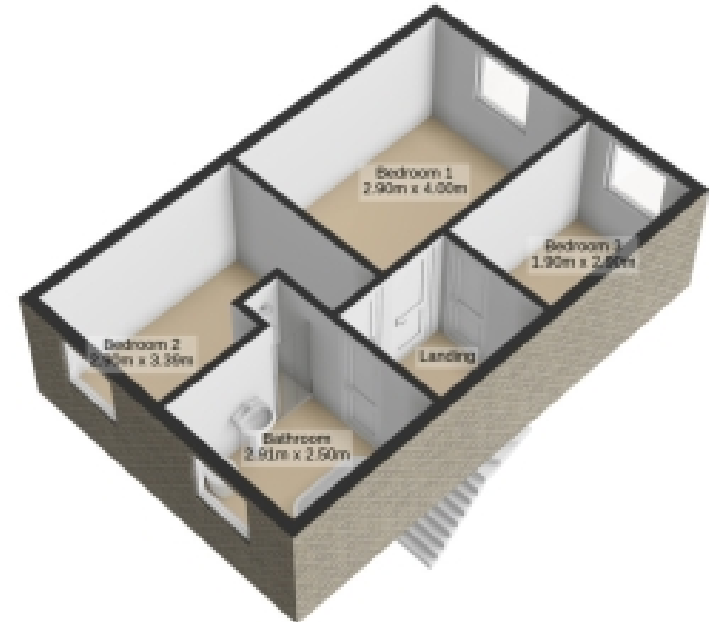
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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