



YORK | SELBY | GOOLE | LEEDS

HUSTLER GROVE

HOWDEN
DN14 7ZT

rightmove 
believe it

ZOOPLA
OnTheMarket



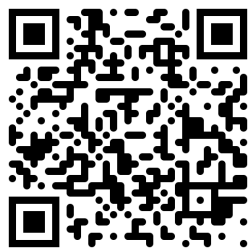
SIMON ANLEY

07484 754 685

01757 670 074

simon.anley@imoved.co.uk

<https://imoved.co.uk>



Request your viewing today
Just scan the QR Code, or
contact me on the above
details



Hustler Grove, Howden, DN14 7ZT



Beautifully Presented Three Bedroom Semi-Detached Home | Bespoke Media Wall | Upgraded Kitchen | EPC B

Situated on the popular Hustler Grove development in the sought-after market town of Howden, this beautifully presented three-bedroom semi-detached home offers stylish, modern living with a number of quality upgrades that set it apart from the standard builder specification.

Immaculately maintained throughout, the property is ready for its next owners to simply move straight in and enjoy.

The ground floor welcomes you into a bright entrance hall leading through to a spacious living room, where a stunning bespoke media wall creates an impressive focal point. Complete with a high-quality electric feature fireplace and integrated television recess, it's the perfect space to relax or entertain.

To the rear of the property, the contemporary kitchen/dining room has been enhanced with premium slate grey gloss worktops, adding both style and durability. Luxury Vinyl Tile (LVT) flooring completes the finish, while French doors open directly onto the rear garden, creating an ideal space for indoor and outdoor entertaining.

A useful downstairs WC completes the ground floor accommodation.

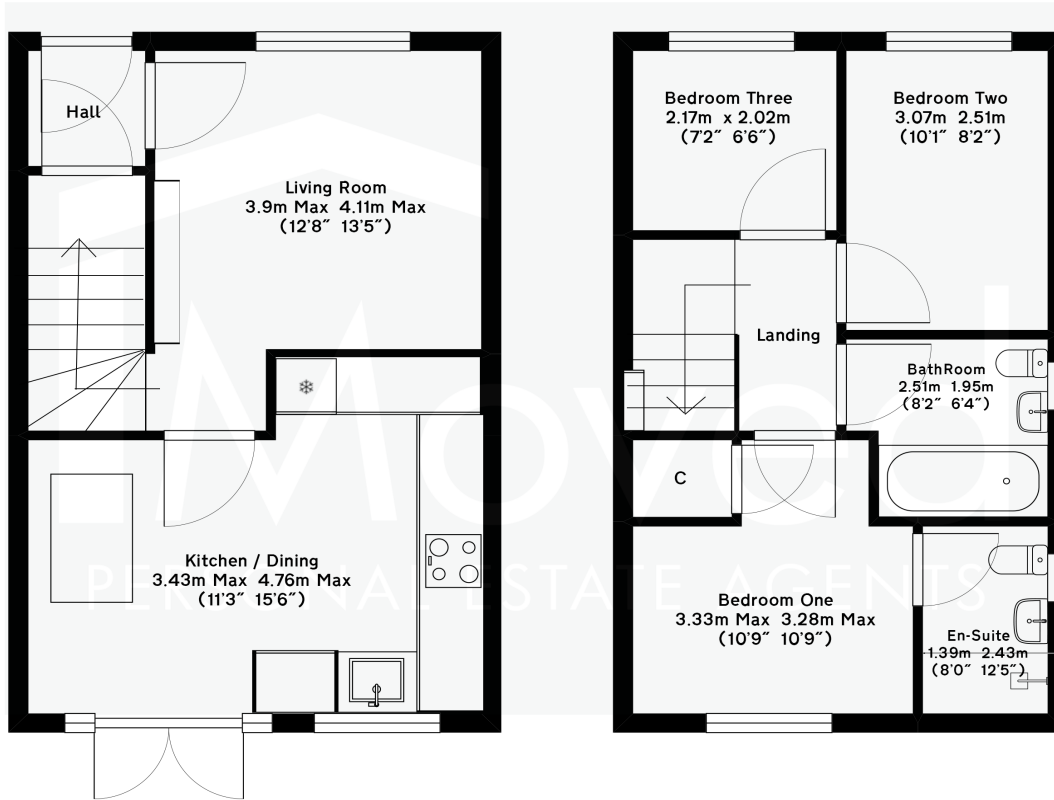
- Beautifully presented three-bedroom semi-detached home
- Approximately 785 sq ft of accommodation
- Bespoke media wall with feature electric fireplace
- Upgraded kitchen with premium slate grey gloss worktops
- Luxury Vinyl Tile (LVT) flooring to the kitchen/dining room
- Principal bedroom with en-suite shower room
- CAT6 wired internet points in every bedroom
- Landscaped rear garden with porcelain patio
- Large 14ft x 8ft cabin-style timber shed
- Excellent EPC Rating B (84)







TOTAL FLOOR AREA
73 msq
(785 ftsq) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with 4Plan. COPYRIGHT IMOVED LTD

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with its own modern en-suite shower room.

A contemporary family bathroom serves the remaining two bedrooms, making this an ideal home for couples, growing families or those looking to work from home.

Technology has also been considered, with CAT6 data points installed in every bedroom, providing reliable high-speed wired internet connections - ideal for home working, gaming or streaming.

Outside, the enclosed rear garden has been thoughtfully landscaped with an attractive porcelain patio, providing a low-maintenance seating area perfect for summer entertaining. The remainder is laid to lawn, while a substantial 14ft x 8ft timber cabin-style shed offers excellent storage, workshop potential or hobby space.

With an excellent EPC rating of B (84), the property is highly energy efficient, helping to keep running costs lower while offering comfortable modern living.

Located within easy reach of Howden's excellent range of local amenities, highly regarded schools, railway station and motorway links, this superb home offers an ideal balance of village charm and commuter convenience.

Early enquiry is highly recommended.

PUBLIC TRANSPORT



BUS STOPS	
Howden Bridgegate	550m
Howden War Memorial	550m



Howden	1.8 km
Wressle Rail Station	4.3 km

SCHOOLS



Howden Junior School	700 m
Howden COE Infant School	700 m
Airmyn Park Primary School	3.8 km
Howden School (Secondary)	850 m
Goole Academy (Secondary)	4.8 km

MAJOR ROADS



A63	(0.9 miles)
A19	(8.1 miles)
M62	(2.1 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **C**
EPC **B**

LOCAL AUTHORITY:
East Riding of Yorkshire



COULD THIS BE
THE ONE?



JUST SCAN THE QR
CODE TO MAKE
AN OFFER.

#Imoved **With** Simon

SIMON ANLEY

07484 754 685

01757 670 074

simon.anley@imoved.co.uk

<https://imoved.co.uk>

