



10 Bridgeway Howden DN14 7AB

£425,000

FREEHOLD

Nestled in the heart of Howden, this charming early 18th-century townhouse offers a delightful blend of period charm with modern convenience. Offering spacious accommodation over three floors the property briefly comprises, three reception rooms, kitchen, rear hallway, utility, four bedrooms, bathroom and a shower room.

The townhouse boasts an array of period features, providing a unique character that is hard to find in contemporary homes. Amongst these features include a beautiful arched stained glass window overlooking the rear garden, there is also a double-sided log burner, which serves as a focal point, creating a warm and inviting atmosphere throughout the ground floor living spaces, ideal for cosy evenings with family and friends.

Situated in a prime town centre location, residents will enjoy easy access to local amenities, shops, and eateries, making daily life both convenient and enjoyable. Additionally, the property benefits from excellent commuter links, ensuring that travel to nearby cities and towns, via rail or road, is straightforward and efficient.



- Early 18th Century townhouse in heart of Howden town centre
- Close to many local amenities
- Excellent commuter links via the M62 and Howden train station
- Spacious accommodation over 3 floors
- An array of charming period features
- Beautiful arched stained glass landing window

Entrance

Directly into the kitchen/Dining Room.

Kitchen/Dining Room

12' x 24'

A range of shaker style fitted base and wall units in light grey with black Indian granite worktops and splash back. Belfast sink. Integrated dishwasher. Space for a range style cooker. Concealed cooker extractor fan. Inset ceiling lights. Oak effect flooring. Plantation window shutters. One central heating radiator.

Lounge

12' x 14'8"

Double sided fireplace with timber mantles at each side and a flagged hearth housing a wood burner. Bay window with French doors leading out to the garden. Oak effect flooring. Inset ceiling lights and one central heating radiator.

Rear Hallway

6'5" x 15'5"

Stairway leading to the first floor. Oak effect flooring. Inset ceiling lights. One central heating radiator. Rear door access.



W.C.

2'4" x 6'2"

White suite comprising a vanity wash hand basin and a low flush w.c. Tiled splash back. Oak effect flooring. Inset ceiling lights and an extractor fan.

Study

6'9" x 9'

Oak effect flooring. One central heating radiator.

Utility

4'7" x 6'7"

White base and wall units finished in high gloss laminate with laminated worktops and a single drainer stainless steel sink. Wall mounted gas boiler. Plumbing for a washing machine. Extractor fan.

Landing

Beautiful split galleried landing with arched stained glass window. Inset ceiling lights.

Bathroom

6'1" x 8'

White suite comprising a panelled bath with mains shower over, vanity wash hand basin with drawers below and a low flush w.c. Fully tiled walls and ceramic tiled floor. Recessed



- Double sided log burner
- 3 double bedrooms to first floor and 4th double bedroom on second floor with scope to add an en-suite
- Walled rear garden with patio
- Viewing highly recommended to appreciate this charming property. Approx 1700 SQ FT

storage shelves. Heated towel radiator. Inset ceiling lights.

Bedroom One

14'9" x 11'2"

To the rear elevation. One central heating radiator. Access to half landing.

Half landing

Providing access to the shower room.

Shower Room

6'6" x 5'5"

White suite comprising a double shower cubicle with mains shower, vanity wash hand basin with drawers below and a low flush w.c. . Fully tiled walls and ceramic tiled floor.

Heated towel radiator. Inset ceiling lights. Extractor fan.

Bedroom Two

13'2" x 11'8"

To the front elevation. Inset ceiling lights and one central heating radiator.

Bedroom Three

9' x 11'

To the front elevation. Under stairs storage cupboard. One central heating radiator.

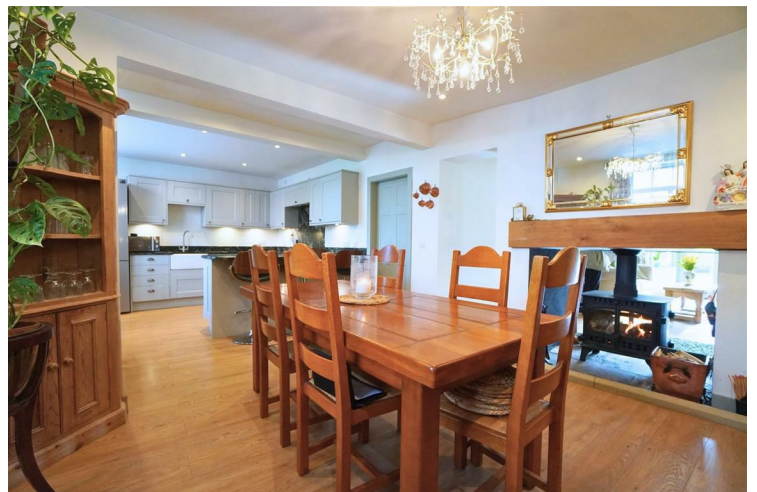
Bedroom Four

12'4" x 25'1"

Second floor fourth bedroom with plumbing in place for an en-suite. Two velux roof windows. Inset ceiling lights. Access to eves storage.

OUTSIDE

To the rear of the property there is an attractive, south facing, walled garden with lawned area and a stone patio. There are raised beds with a variety of shrubs and flowers together with a lean-to greenhouse and timber garden shed. Side access gate.







Additional Information

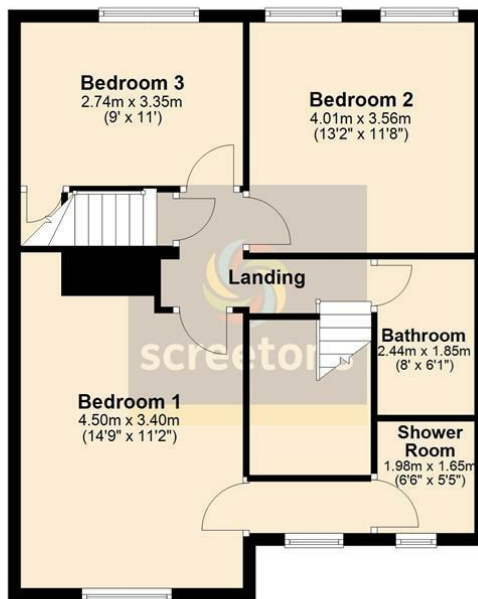
Local Authority - ERYC
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor Approx 65.0 sq metres (699.5 sq ft)



First Floor Approx 64.9 sq. metres (698.6 sq ft)



Second Floor Approx 28.0 sq metres (300.9 sq ft)



Extending as a whole to approx 1700 sq ft.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

