



**43 Pinfold Street
Howden DN14 7DE**

**Reduced £128,000
FREEHOLD**

***REDUCED PRICE* BACK ON MARKET.** This period terraced property is situated in the heart of Howden town centre, within easy walking distance of all the towns many amenities and a stones throw from the Ashes Park. The property briefly comprises, two reception rooms, kitchen, shower room and two bedrooms. Externally there is a rear yard. Ideally suite to a first time buyer or investor. No onward chain.

EPC: C



- Period mid terraced property
- Heart of Howden town centre
- Gas central heating
- Double glazing
- Two reception rooms

Entrance

Directly into the sitting room.

Sitting Room

Timber fire surround housing an electric fire. Ceramic tiled floor.

Exposed ceiling beam. One central heating radiator. Open aspect into the dining room.

Dining Room

Ceramic tiled floor. Stairway leading to the first floor. One central heating radiator.

Kitchen

A range of fitted base and wall units finished in timber effect laminate and having laminated worktops. Single drainer stainless steel sink. One central heating radiator. Rear door access.

Lobby

Shower Room

White suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Chrome heated towel rail. Ceramic tiled floor and fully tiled walls. Inset ceiling lights.

Landing

Access to the loft space.

Bedroom One

To the front elevation. One central heating radiator.

Bedroom Two

To the rear elevation. Double built in storage cupboard housing the wall mounted gas boiler. One central heating radiator.

OUTSIDE

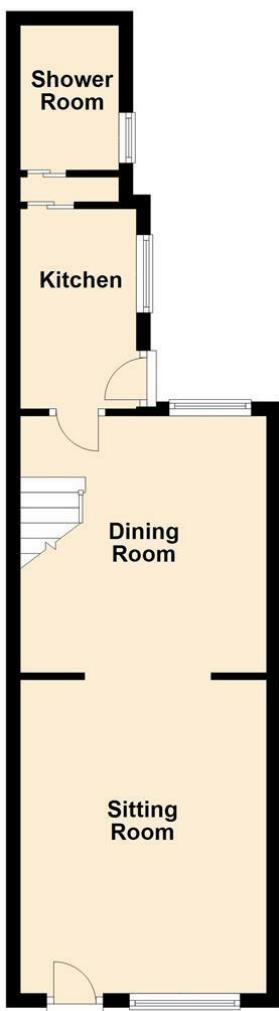
To the rear of the property there is an enclosed rear yard. There is a pedestrian right of way across the rear of the properties providing access on to Marsh End.



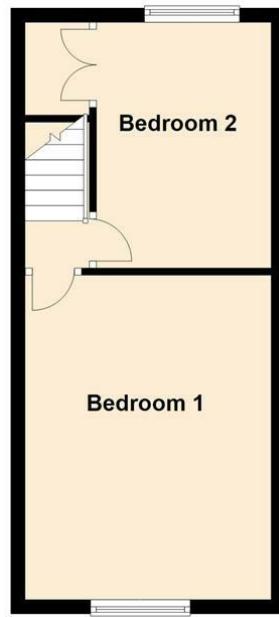
- Two double bedrooms
- Rear yard
- NO ONWARD CHAIN
- IDEAL FOR FTB OR INVESTOR



Ground Floor



First Floor



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		
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

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