



40 Burgess Avenue  
Howden, DN14 7ZN

**Asking Price Of £299,500**  
**NO ONWARD CHAIN**

# Property Features

- Superbly presented Detached House
- Lounge & 20' Living Kitchen
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Integral Garage & Gardens
- Situated in sought after Market Town

## Full Description

### THE PROPERTY

Offered with No Onward Chain this superbly presented Detached House is situated in the much sought after Market Town of Howden being within easy walking distance of all local amenities and is within 1 mile of Junction 37 of the M62 Motorway which allows easy access to the Yorkshire Business Centres.

An early viewing is highly recommended to fully appreciate this stunning property which has the benefit of Lounge, 20' Living Kitchen, 15' Master Bedroom with Shower Room, and good sized rear garden, and presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator, ceramic tiled floor and leading to:

#### LOUNGE 13' 6" x 12' 0" (4.11m x 3.66m)

Radiator.

#### INNER HALL

Radiator and enclosed staircase to the first floor.

#### CLOAKROOM

White contemporary suite comprising low flush WC with concealed cistern and hand washbasin. Radiator, downlighters and part ceramic tiled walls.

#### LIVING KITCHEN 20' 0" x 9' 6" (6.1m x 2.9m)

Extensive range of units comprising sink unit, base units with worktops having matching upstands, pan drawers and wall cupboards. Built in double oven and hob with chimney extractor over. Integrated fridge freezer, dish washer and auto washer / dryer. Wall cupboard housing gas central heating boiler. Radiator, understairs cupboard, downlighters and French doors to the rear garden.



## FIRST FLOOR

### LANDING

This is approached via the full turn staircase from the Inner Hall and opening from the Landing which has a radiator and linen cupboard are:

### MASTER BEDROOM 15' 3" x 12' 3" (4.65m x 3.73m)

Built in wardrobes, radiator and leading to:

### ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle, vanity washbasin and low flush WC with concealed cistern. Heated towel rail, downlighters and part ceramic tiled walls.

### FRONT BEDROOM 11' 6" x 10' 6" (3.51m x 3.2m)

Built in wardrobes and radiator.

### FRONT BEDROOM 10' 3" x 7' 0" (3.12m x 2.13m)

Built in wardrobes and radiator.

### HOUSE BATHROOM

White contemporary suite comprising panelled in bath, hand washbasin and low flush WC with concealed cistern. Shower overbath with side screen, Heated towel rail, downlighters and part ceramic tiled walls.

### TO THE OUTSIDE

Integral GARAGE with up and over door, power laid on and block paved double width driveway to front providing additional Off Street Parking.

Lawned garden to front and good sized enclosed lawned garden to rear with patio area.

### SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

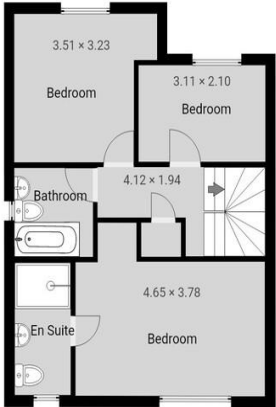
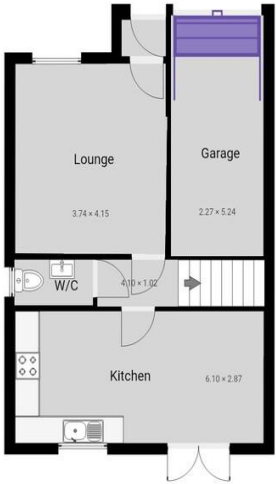
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements