



**23 Pooley Avenue
Howden DN14 7EG**

**£325,000
FREEHOLD**

Welcome to this modern, detached house located on Pooley Avenue in the charming town of Howden. This delightful property, which was built approximately three years ago, offers a perfect blend of contemporary living and comfort, making it an ideal family home. With four spacious bedrooms, this residence caters to the needs of a growing family or those who simply desire extra space. One of the bedrooms features en-suite facilities, providing added convenience and privacy. The remaining bedrooms are well-proportioned, allowing for versatile use, whether as guest rooms, children's rooms, or home offices. Outside, you will find off-street parking, a garage, and lovely rear gardens, perfect for enjoying the outdoors or entertaining guests. The gardens offer a private retreat where you can relax and unwind after a busy day. Whether you are looking for a peaceful place to raise a family or a modern home in a vibrant area, this property on Pooley Avenue is sure to impress. Don't miss the opportunity to make this beautiful house your new home.



- Modern detached family home extending to approx 1098 sq ft
- Situated on this new development within the popular town of Howden

Entrance Hall

4'7" x 6'1"

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

Lounge

10'5" x 15'8"

Under stairs storage cupboard. One central heating radiator.

Kitchen/Dining Room

9'4" x 17'4"

Modern range of fitted base and wall units finished in green and having quartz worktops and upstand. Integrated fridge/freezer and dishwasher. Housing unit containing a double electric oven. Four ring ceramic hob with stainless steel extractor hood over. Inset stainless steel sink. Inset ceiling lights. Two central heating radiators. Ceramic tiled floor. Patio doors leading out to the rear garden.

Utility Room

6' x 5'11"

Worktop and upstand matching the kitchen. Plumbing for a washing machine. Wall mounted gas boiler. Ceramic tiled floor. One central heating radiator. Side door access.

W.C.

3'1" x 5'1"

White suite comprising a pedestal wash hand basin and a low flush w.c. Two walls tiled to half height. Ceramic tiled floor. One central heating radiator. Inset ceiling lights.

Landing

3'3" x 11'1"

Access to the loft space. Cupboard containing the hot water cylinder.

Bedroom One

13'1" x 10'7"

To the front elevation. Fitted double wardrobe with sliding doors. One central heating radiator.

En-Suite

4'8" x 5'6"

White suite comprising a fully tiled shower cubicle with mains shower over, wash hand basin and a low flush w.c. with concealed cistern. Walls tiled to half height. Ceramic tiled floor. Inset ceiling lights. Chrome heated towel rail. Extractor fan.



- Built approx 3 years ago
- Kitchen/dining room opening out on to the rear garden
- Utility & downstairs cloakroom

Bedroom Two

13'1" x 8'4" plus alcove

To the front elevation. One central heating radiator.

Bedroom Three

8'7" x 7'9" plus alcove

To the rear elevation. One central heating radiator.

Bedroom Four

8' x 12'3"

To the Rear elevation. One central heating radiator.

Bathroom

6'2" x 8' max

White suite comprising a panelled bath with shower over, wash hand basin and a low flush w.c. with concealed cistern.

Chrome heated towel rail. Fully tiled walls around the bath with the rest of the walls tiled to half height. Ceramic tiled floor. Inset ceiling lights and an extractor fan.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking and access to the garage. A timber gate to the side of the property provides access to the rear.

To the rear of the property there is an attractive, fully

enclosed, landscaped garden, which incorporates a lawned area with shrub borders and two paved patio areas.

Garage

Metal up and over access door.



- Lounge
- Four bedrooms one with en-suite facilities
- House bathroom
- Block paved driveway & garage
- Attractive rear garden.



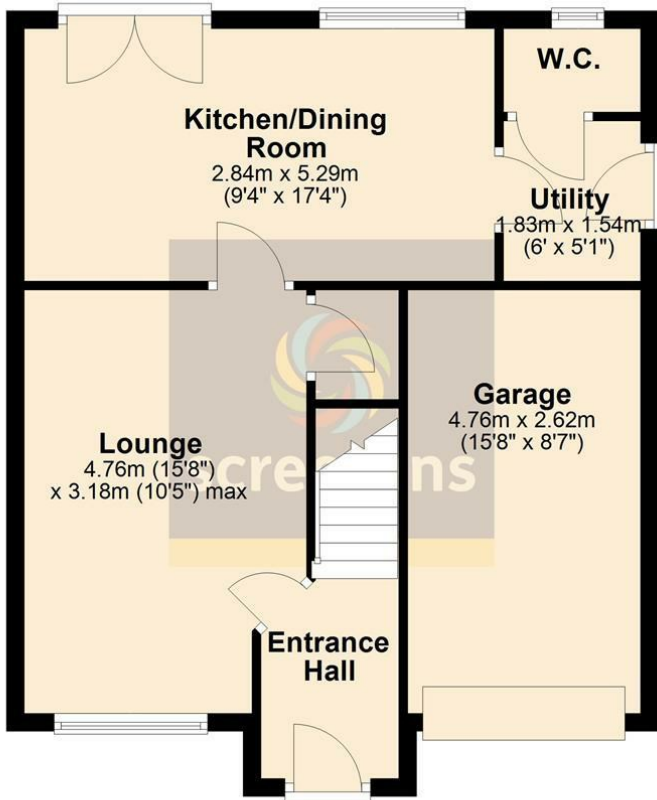


Additional Information

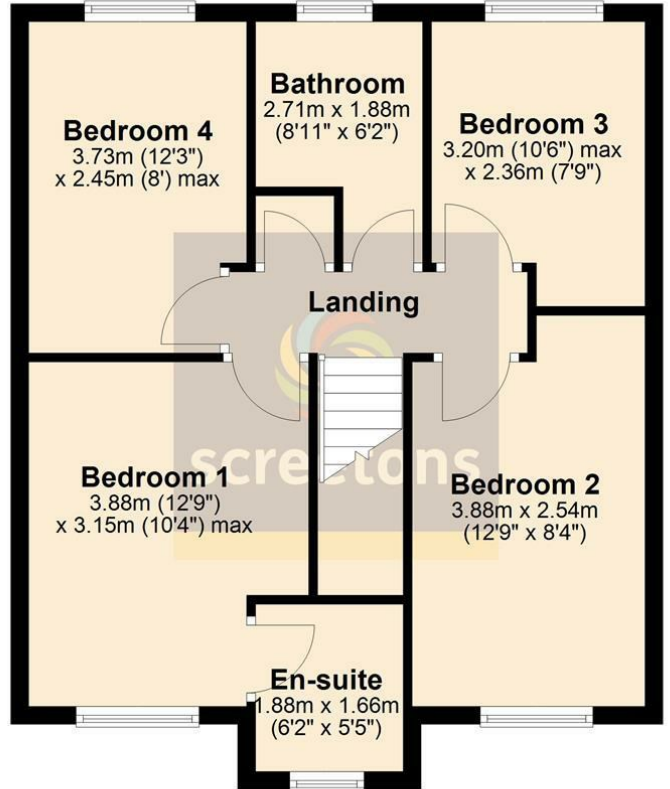
Local Authority - EROYC
Council Tax - Band D
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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