



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

31 CARTER STREET, HOWDEN, DN14 7GP
OFFERS OVER £335,000





SITUATION

The property is best approached from Market Place in the centre of Howden by crossing over Hailgate into Charles Briggs Avenue which then leads to Carter Street where this impressive Detached House is clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of an extremely well presented Detached House which is situated within a gentle stroll of the centre of the Historic Minster Town of Howden and the shops and cafes located around Market Place.



Howden is ideally placed for the Cities of York, Hull and Leeds and is within 1 mile of J37 of the M62.

The spacious accommodation presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Composite front door, radiator, oak floor, understairs cupboard and spindled staircase to the first floor.



CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator and oak floor.

LOUNGE 21' 0" x 11' 3" (6.4m x 3.43m)

2 Radiators, oak floor and 2 patio doors over looking the rear garden.

LIVING KITCHEN 14' 6" x 10' 6" (4.42m x 3.2m)

Range of units comprising sink unit, base units with worktops having matching upstands, wall cupboards, drawers, wine rack, larder unit and breakfast bar. Built in oven and hob with chimney extractor over. Integrated fridge and freezer. Radiator and windows to front enjoying views towards Howden Minster.



UTILITY ROOM 10' 6" x 5' 9" (3.2m x 1.75m)

Range of units comprising sink unit, base units with worktops having matching upstands and wall cupboards. Integrated dishwasher. Plumbing for auto washer. Radiator and door into Garage.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the galleried Landing which has a large linen cupboard are:



MASTER BEDROOM 13' 9" x 10' 6" (4.19m x 3.2m)

Range of built in wardrobes, radiator, windows to front enjoying views towards Howden Minster, and leading to:

ENSUITE SHOWER

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

REAR BEDROOM 11' 6" x 10' 3" (3.51m x 3.12m)

Range of built in wardrobes and radiator.

REAR BEDROOM 10' 0" x 8' 0" (3.05m x 2.44m)

Radiator.



HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Radiator and ceramic tiled walls.



TO THE OUTSIDE

Attached GARAGE with up and over door to front, personal door from the Utility Room, gas central heating boiler, power laid on and driveway from Carter Street.

Garden to front with outside tap.

Enclosed Garden to rear with patio area and adjoining Play Field.

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.

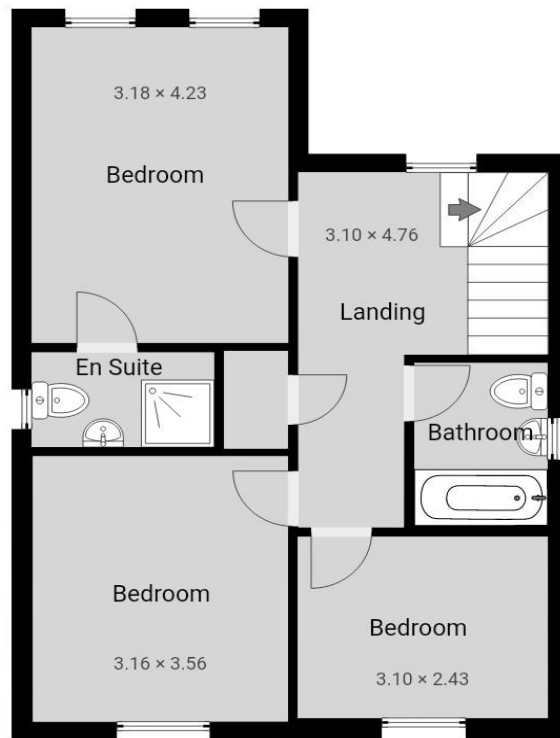
FLOOR PLANS

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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