



10 Hopyard Court Howden DN14 7SA

£395,000

FREEHOLD

A well presented, modern four bedroom detached house ideally placed for the towns amenities and for access to J37 of the M62. The property benefits from a newly fitted kitchen with a range of modern integrated appliances and new oak internal doors are fitted throughout. The ground floor comprises an entrance hall, dining room/study, fitted kitchen, fitted utility/cloakroom, conservatory and to the first floor, four bedrooms, one ensuite and a family bathroom. Outside there is a double garage, drive and rear garden with large decked area and lawn. Gas CH & UPVC Double glazing. Intruder Alarm.

EPC: C



- Modern detached family home • Close to the town centre • New fitted Kitchen • New Oak internal doors • Double garage, Gardens and Driveway

Entrance Hall

Timber effect laminate floor. Stairway leading to first floor. One central heating radiator.

Dining Room/Study

One central hearing radiator.

Lounge

Media wall with TV and contemporary electric fire. Timber effect laminate floor. Patio doors leading to the Conservatory. Two central hearing radiators.

Conservatory

Constructed of UPVC over a dwarf brick wall. Patio doors to the rear garden. Timber effect flooring.

Kitchen

A newly fitted modern range of fitted base and wall units in sage with timber effect worktops and surrounds. The units incorporate a black inset single drainer sink and a four ring ceramic hob with concealed extractor fan above. Integrated fridge, freezer and dishwasher. Housing unit containing an electric double oven. Timber effect laminate floor. Under unit lighting and plinth lighting. Inset ceiling lights. Wall cupboard housing the gas fired central heating boiler.

Rear Entrance

Rear door access. Built in storage cupboard. Panelled wall with fitted bench and coat hooks. Timber effect laminate floor.

Utility/Cloakroom

Fitted storage cupboard matching those in the kitchen with laminate worktops and plumbing for a washing machine. White low flush w.c. Part panelled walls. Timber effect laminate floor

Landing

Access to loft space. Built in storage cupboard. One central heating radiator.

Bathroom

White suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low flush w.c. Majority tiled walls. Inset ceiling lights and one central heating radiator.

Bedroom One

To the front elevation. Range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and shelving. One central heating radiator.

En-Suite

White suite comprising a fully tiled shower cubicle with electric shower, pedestal wash hand basin and a low flush w.c. Walls tiled to half height. Inset ceiling lights and one central heating radiator.

Bedroom Two

To the rear elevation. One central heating radiator.

Bedroom Three

To the front elevation. One central heating radiator.

Bedroom Four

To the front elevation. One central heating radiator.

Outside

To the front of the property there is an open plan lawned area together with a driveway providing parking and giving access to the garages. A timber gate gives access to the rear garden. To the rear of the property there is a fully enclosed garden with lawned area and a large decked seating area.

Double Garage

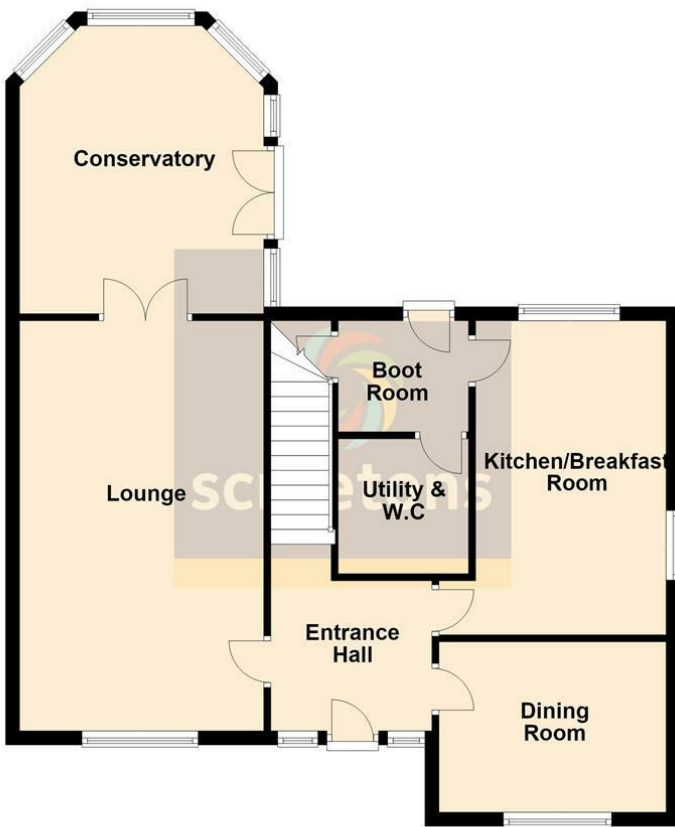


- Quiet cul-de-sac position • Four bedrooms one with en-suite • 1 Mile from J37 of M62 • Two reception rooms plus conservatory • Double glazing and gas central heating

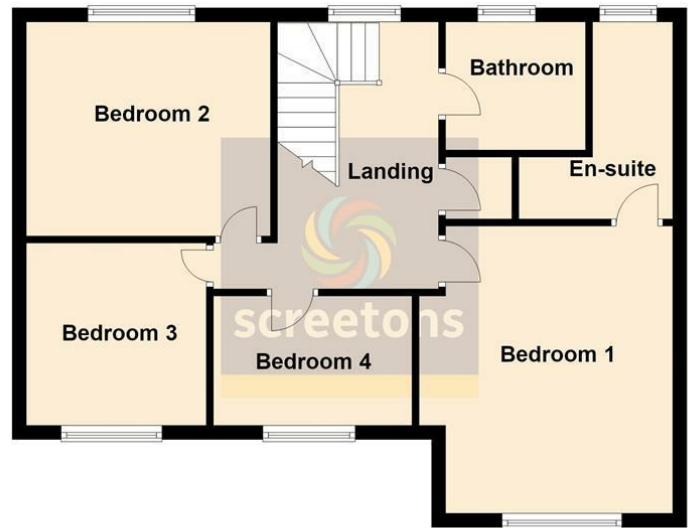
Recently fitted twin electric access doors. Power and lighting. Side door access.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	84
(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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