

Park Rôw



Derwent Crescent, Howden, Goole, DN14 7AP

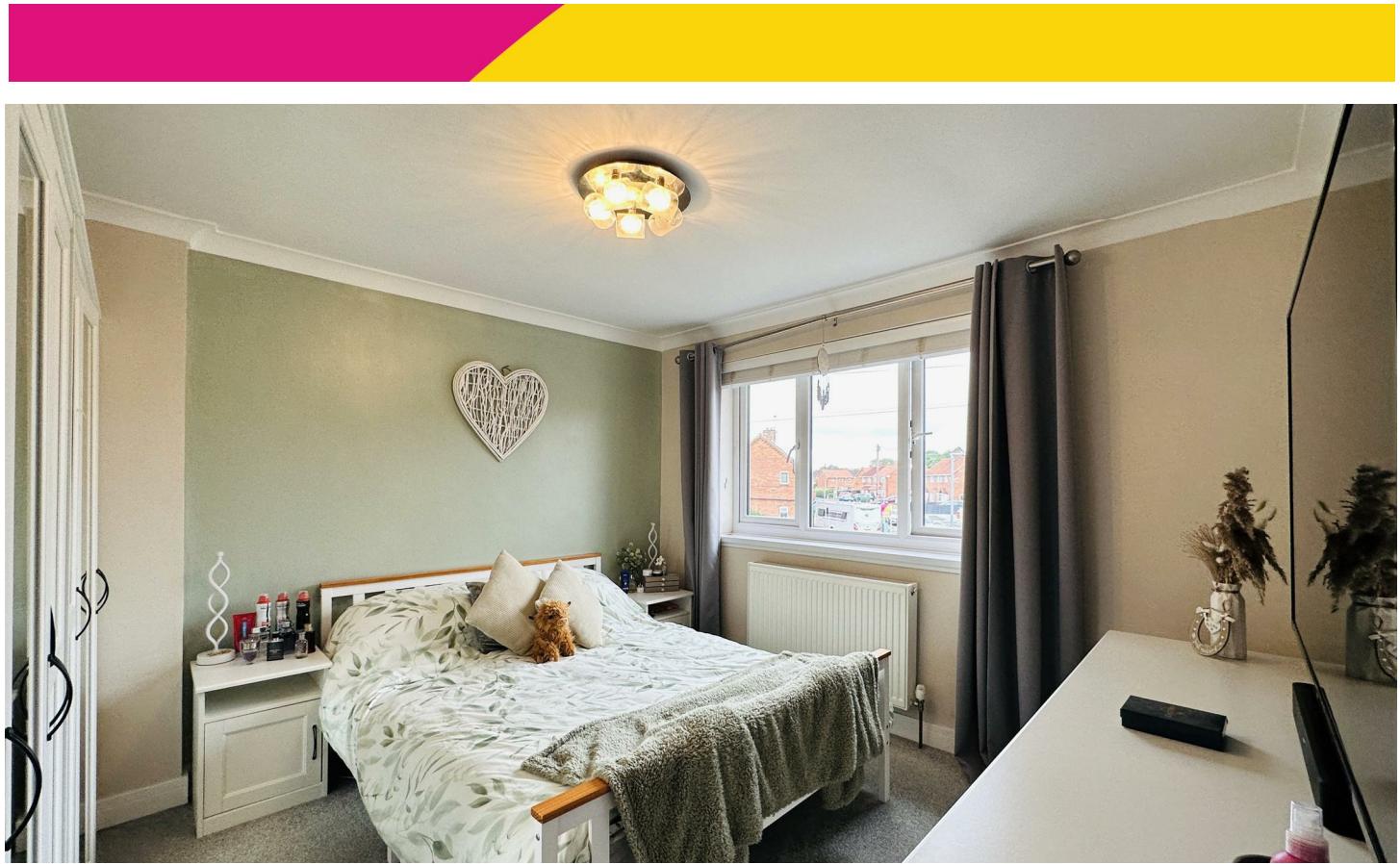
Offers Over £180,000



**** VILLAGE LOCATION** NEAR TO LOCAL SCHOOLS**** Situated in the village of Howden, this semi detached property briefly comprises: W.C., Lounge, Kitchen and Conservatory, with three Bedrooms and a Bathroom to the First Floor. and a Loft Room to the Second Floor. Externally, the property benefits from off street parking to the front and a low maintenance rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY OVERVIEW

Nestled in the charming area of Derwent Crescent, Howden, Goole, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a hallway that offers space for daily living. A door leads to a modern W.C for added convenience. A cosy lounge that seamlessly leads into a bright conservatory, creating an inviting space ideal for relaxation or entertaining guests.

The property boasts a well-appointed modern kitchen, perfect for culinary enthusiasts. The first floor there are two good sized bedrooms with a third having stairs up to the loft room.

The beautifully designed bathroom features a shower over the bath, providing both style and functionality.

Additionally, the loft bedroom adds a unique touch, offering extra space that can be utilised as a guest room, home office, or a personal retreat.

With its appealing layout and contemporary finishes, this home is perfect for families or professionals seeking a tranquil yet accessible location. The surrounding area is known for its friendly community and convenient amenities, making it an ideal place to settle down. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

Hallway

Lounge

19'8" x 11'3" (6.00m x 3.45m)

Kitchen

12'0" x 8'3" (3.68m x 2.52)

W.C

5'0" x 2'5" (1.54m x 0.75m)

Conservatory

18'11" x 9'6" (5.79m x 2.92m)

FIRST FLOOR ACCOMMODATION

Bedroom one

13'9" x 11'3" (4.20m x 3.45m)

Bedroom Two

13'10" x 9'1" (4.22m x 2.77m)

Bedroom Three

8'0" x 7'10" (2.46m x 2.41m)

Bathroom

7'3" x4'7" (2.22m x1.40m)

SECOND FLOOR ACCOMMODATION

Loft Room

19'3" x 8'5" (5.88m x 2.59m)

EXTERIOR

Front

To the front is a gravelled drive with ample parking to the front and side with access gate leading to the rear garden.

Rear

The rear is fully enclosed and has a patio area ideal for entertaining, the centre of the garden is mainly laid to lawn and a secure shed is to the rear, convenient for storage.

DIRECTIONS

From our office on Pasture Road Goole, proceed along and take the second turning on the left hand side onto Centenary Road then turn right onto Airmyn Road/A614. Continue to follow A614, then at the roundabout, take the first exit onto Boothferry Road/A614. At the second roundabout, carry on Boothferry Road. Next, take the first exit at the roundabout onto Hull Road and then right onto Derwent Road. Finally, turn right onto Derwent Crescent where the property will be clearly identifiable by our Park Row 'For Sale' board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a

mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

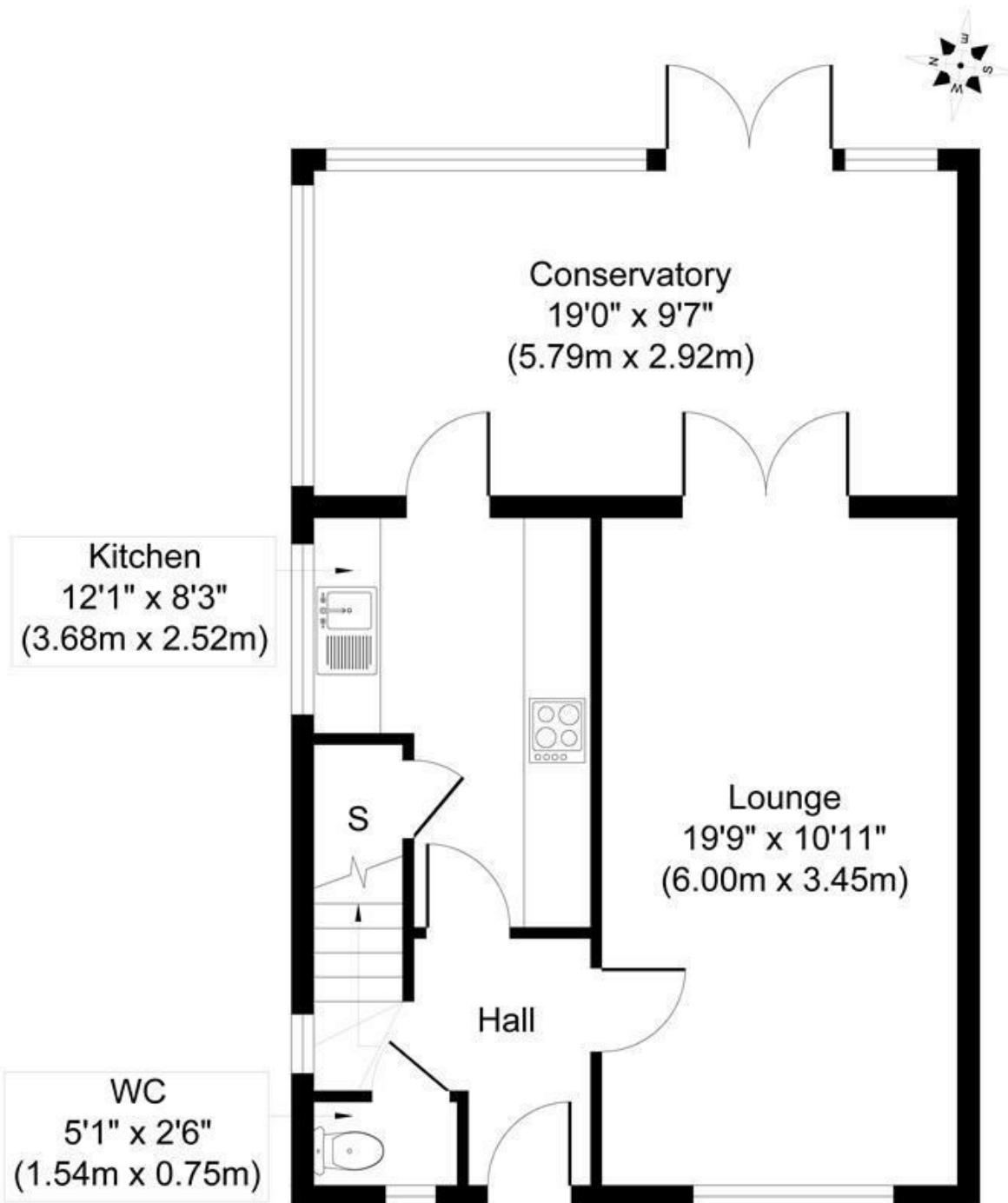
Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



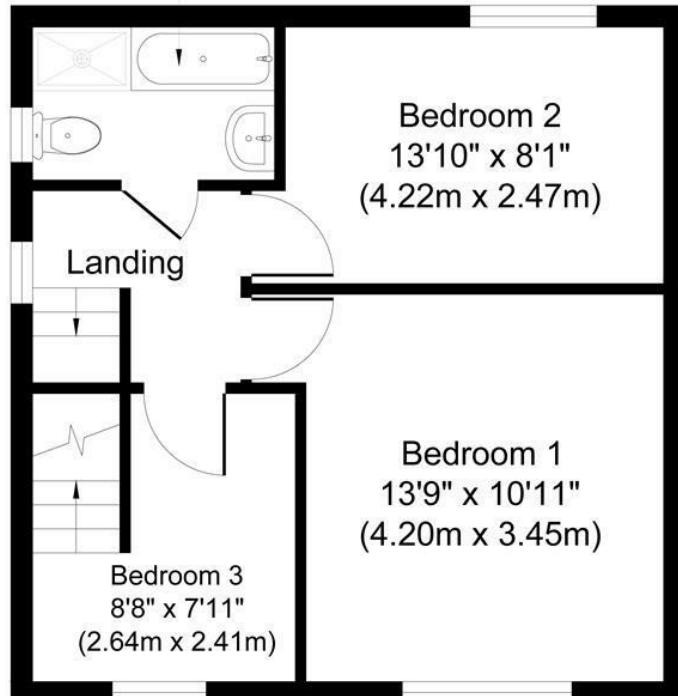
Ground Floor
Approximate Floor Area
568 sq. ft
(52.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bathroom
7'3" x 4'7"
(2.22m x 1.40m)



First Floor
Approximate Floor Area
374 sq. ft
(34.74 sq. m)

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (91-91) | B | | |
| (89-88) | C | | |
| (87-86) | D | | |
| (85-84) | E | | |
| (83-82) | F | | |
| (81-80) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (91-91) | B | | |
| (89-88) | C | | |
| (87-86) | D | | |
| (85-84) | E | | |
| (83-82) | F | | |
| (81-80) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

