



screetons



## 42 Bridgeway Howden DN14 7AB

£550,000

**FREEHOLD**

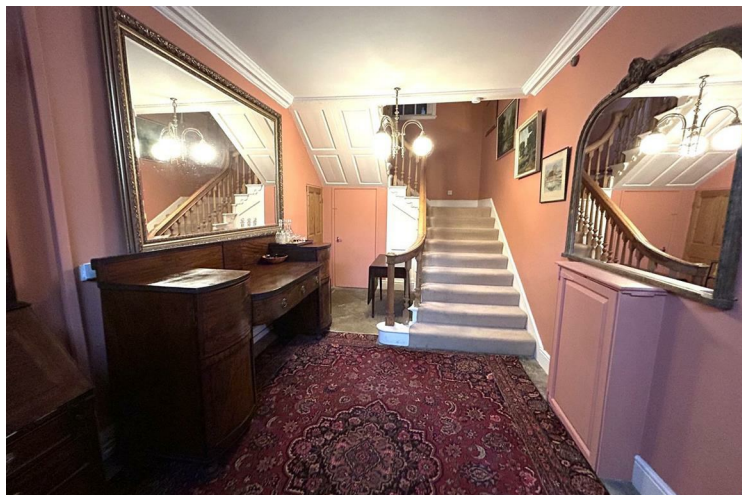
Nestled in the heart of Howden, this impressive Georgian Grade II Listed townhouse offers a unique blend of historical charm and modern living. Originally built in the mid-1700s, this former Bank has been lovingly maintained, showcasing an array of period features that will surely captivate any discerning buyer.

As you step inside, you are greeted by the elegance of original fireplaces, decorative mouldings, and exquisite window shutters that reflect the craftsmanship of a bygone era. The exposed beams add character and warmth, creating a welcoming atmosphere throughout the home.

This townhouse boasts three storeys of spacious accommodation, providing ample room for family living or entertaining guests. With five well-proportioned bedrooms, there is plenty of space for everyone to enjoy their own sanctuary.

Additionally, the property includes a cellar and very spacious loft area, offering extra storage or potential for further development, depending on your needs. Externally, you will find private walled gardens to the rear, perfect for enjoying the outdoors in a tranquil setting.

This Georgian townhouse is not just a home; it is a piece of history waiting for its next chapter. With its prime location in Howden, you will be within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the opportunity to own this remarkable property that beautifully marries the past with the present.



- Beautiful Georgian Townhouse dating back to the mid 1700's
- Approx 2363 sq ft with accommodation over 3 Floors

### Entrance Hall

9'8 x 22'3"

Spacious hallway with turned open spindle stairway leading to the first floor. Stone flag flooring and one central heating radiator. Doorway providing access down to the cellar.

### Drawing Room

18'4" x 22'5"

Impressive room, boasting beautiful decorative plaster mouldings and wall panelling. Decorative slate fire surround housing an open grate. Original tiled and parquet flooring. Original bank deposit box on the wall. Three central heating radiators.

### Office

5'5" x 9'10"

Located off the drawing room. Fully tiled walls.

### Dining Room

14' x 9'9"

Parquet flooring. Wall panelling. One central heating radiator.

### Kitchen

11'1" x 10'5"

A range of base and wall units finished in painted timber and

having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink and a four ring gas hob with stainless steel extractor hood over. Plumbing for fridge freezer. Timber effect herringbone style flooring. One exposed brick wall. Rear door access. Inset ceiling lights.

### Cloakroom/Utility

6' x 6'9" plus 3'6" x 5'1"

White suite comprising a vanity wash hand basin and a low flush w.c. Plumbing for a washing machine. Wall mounted gas boiler. Timber effect herringbone style flooring.

### Landing

Stairway leading to the second floor.

### Lobby

### Bedroom One

18'2" x 13'3"

To the front elevation. Spacious double room with decorative fire surround and cast inset. Window shutters and one central heating radiator.



- Three reception rooms
- Five bedrooms
- Grade II Listed
- An array of original period features
- Walled gardens to the rear

### Shower Room

5'9" x 5'7"

White suite comprising a corner shower with laminate wall panelling, pedestal wash hand basin and a low flush w.c.

Walls tiled to half height. Chrome heated towel rail. Timber effect flooring.

### Bedroom Two

8'9" x 12'4"

To the rear elevation. Double room with period fire surround with cast inset. One central heating radiator.

### Bedroom Three

10' x 9'6"

To the front elevation. Window shutters and one central heating radiator.

### Second floor landing

### Bathroom

6'2" x 12'1"

White suite comprising a free standing roll top bath, pedestal wash hand basin and a high flush w.c. Timber flooring.

Chrome heated towel radiator. Access to the substantial loft space, which is partially boarded.



### Bedroom Four

9'10" x 9'7"

To the front elevation. Exposed ceiling beams. One central heating radiator.

### Family Room/Bedroom Five

18'3" x 22'10"

A spacious family room/fifth bedroom with exposed ceiling beams and two central heating radiators. Period fire surround with cast inset. Two built in storage cupboards. This room has potential for a variety of uses.

### Loft

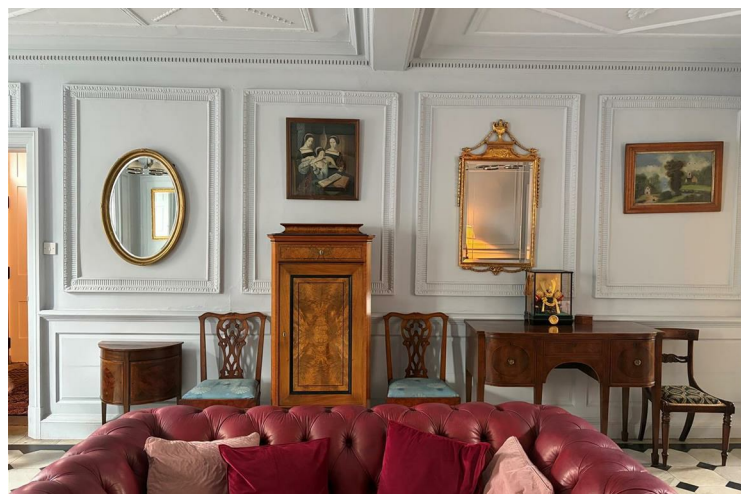
Accessed from the bathroom via a drop down ladder.

Excellent space for storage.

## OUTSIDE

### Gardens

To the rear of the property there are private, walled gardens, which incorporate lawned areas with a variety of shrub borders and a stone flagged patio/seating area. In addition there is a brick built outbuilding with bi-fold doors, which is currently used as a gym but could be utilised as a summer house, home office or garden store. A pedestrian gate at the bottom of the garden gives a pedestrian right of way over 38



- A rare and exciting opportunity to acquire a piece of Howden history • Must be viewed to appreciate the size and charm of this remarkable property

Bridgegate and onto Hailgate.

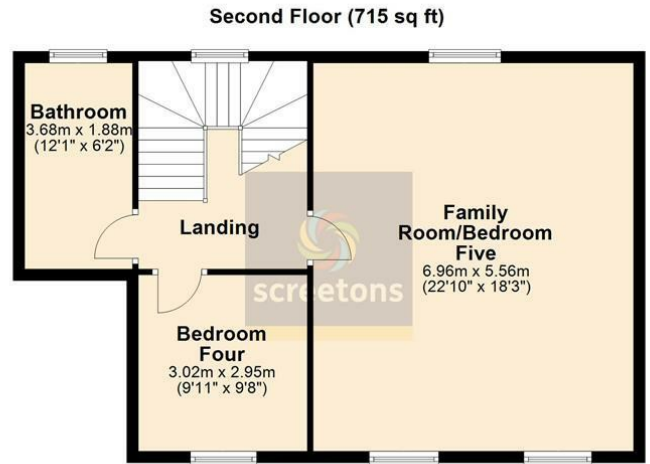
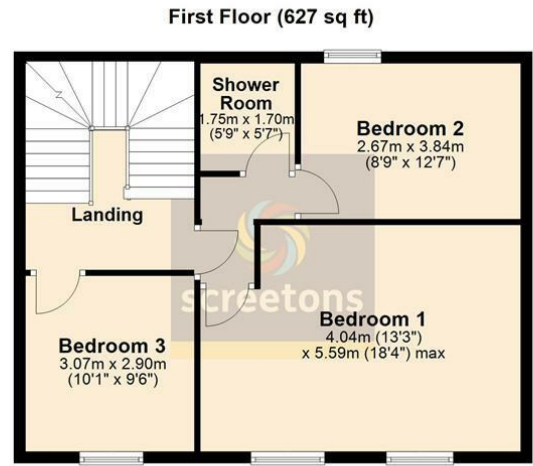
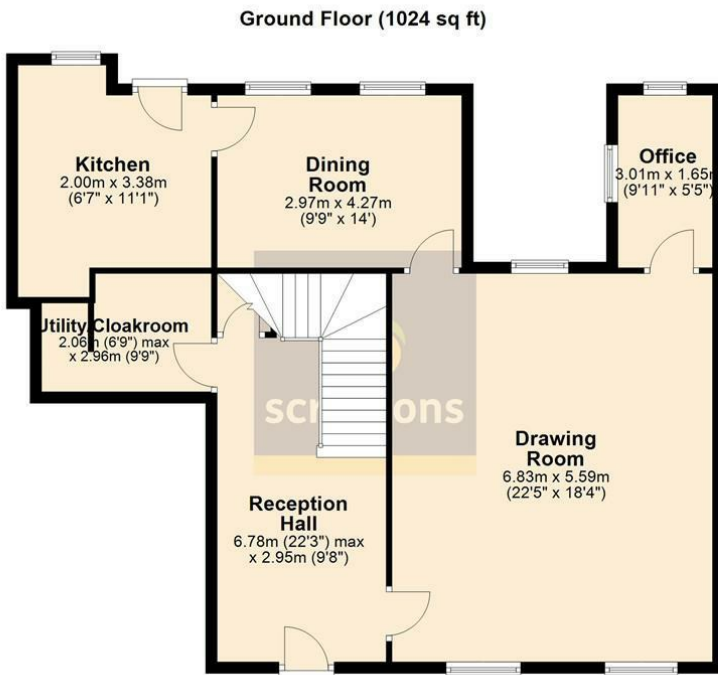




## Additional Information

**Local Authority** - ERYC  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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