



Offers Over £400,000

4 Bedroom Detached House for sale
19 Oliver Close, Howden





Overview

Outstanding family home in the coveted market town of Howden. Four double bedrooms, open-plan kitchen and lounge with additional reception room and integrated garage. Peaceful cul-de-sac location with large garden and off-street parking.



Key Features

- Four Double Bedrooms
- Principal Bedroom Suite With Ensuite & Dressing Area
- Open Plan Kitchen/Dining Room/Lounge
- Upgraded Features Throughout
- Integrated Garage & Off-Street Parking
- EV Charging Point
- Large, Private Garden
- Cul-De-Sac Location With Front Open Aspect
- NHBC Builders Warranty Valid Until 2032
- Close To Schools & Commuter Links





Viewing is absolutely essential for this incredible family property, built in 2022 and finished to an impeccable standard throughout.

Nestled on a tranquil cul-de-sac on the outskirts of the sought-after market town of Howden, this exquisite four-bedroom family home offers a lifestyle of unparalleled luxury and comfort. Immaculately presented and with a wealth of stylish upgrades, this property is perfect for those seeking a family home ready to move in and enjoy from day one, without the need for expensive and time-consuming refurbishment. From its pristine interiors to its tranquil, private garden, every detail has been carefully designed to create an exceptional living experience for potential buyers.

A Home Designed for Modern Living

Upon entering, you are greeted by a spacious hallway leading directly into the main living spaces of the home. To the right, the lounge is a true standout. A magnificent, sizeable space with a large bay window, offering a wonderful room for day-to-day family life that matches style and space; perfect for relaxing family time.

The heart of the home is the open-plan kitchen and dining area, which truly brings a sense of space and light. The kitchen is a chef's dream with a huge amount of working space, integrated appliances, and top-of-the-line fixtures, including a gas range built into the central island, making this a room that is both practical and stylish. Full-length double doors open out into the private garden, creating a seamless indoor-outdoor living experience perfect for both entertaining and family life.

This huge space not only has enough space for kitchen usage and a large dining table, but also has space to create a separate lounge or playroom space, creating a room that can act as the heart of family life from breakfast time until supper time and everything in between.

Adjacent to the kitchen, a separate utility room offers additional convenience.

The ground floor is completed by a spacious WC, designed to offer both convenience and modern elegance as well as a substantial understairs storage cupboard.

The large garage is integrated within the house with a door directly from the hallway. There is, of course, ample space to host a vehicle, but in common with

more modern usage of a garage such as this, the direct link to the house makes this perfect for additional storage, usage as a home gym or even easy conversion into an additional ground-floor room.

A Perfect Retreat for the Whole Family

Upstairs, the open landing leads to four generously sized double bedrooms, all beautifully presented, ensuring ample space for family life. The principal bedroom is a true retreat, with an ensuite shower room and large fitted wardrobes, offering both privacy and luxury. The remaining three double bedrooms provide versatile space for growing families, home offices, or guest rooms.

The family bathroom is equally impressive, with an integrated bath and shower unit finished to the highest standard, offering both relaxation and practicality for busy family life.

The exterior of the property is as impressive as the interior and includes features that elevate the space from a simple social space to an incredible hub of family life. The beautifully landscaped garden is private and well-maintained, the wide aspect being fantastic to capture sunshine throughout the day. An impressively sized lawn sits against a patio area with secure side access. This garden is absolutely ideal for entertaining family and friends on a sunny Summer's day and also offers plenty of room for kids to play safely.

The property boasts off-street parking for multiple vehicles and a built-in EV charger with tethered cabling.

Location, Convenience, and Lifestyle

Howden offers a perfect blend of peaceful living with easy access to local amenities, top-rated schools, and excellent transport links. Families will appreciate the proximity to both primary and secondary schools, ensuring a smooth transition for children of all ages. The town's charming atmosphere and historic features are complemented by a range of shops, cafes, and eateries, making everyday living a pleasure.

For commuters, this location is a dream. With easy access to the M62, as well as direct train services to London, Leeds, York, Manchester, and Hull, you'll find that work and leisure destinations are within easy reach, ensuring no need to compromise between the tranquillity of Howden and proximity to local cities and workplaces.

Move-in Ready, No Investment Needed

This stunning family home has been meticulously well-maintained since being purchased by the first and only owners. From the high-end fixtures and fittings to the carefully curated finishes in every room, viewers will be instantly besotted by the sheer feel of class and quality that permeates every room. Simply put, it's ready to be enjoyed from day one, offering the next owners the

chance to immediately take advantage of all the lifestyle benefits and features offered by this incredible property.

If you and your family are looking for a home that offers both luxury and practicality in a desirable location, look no further. This property offers everything a growing family could need, and more.

Contact us today to arrange a viewing and experience the lifestyle that awaits you at this extraordinary Howden residence.

Lounge

16' 1" x 14' 3" (4.91m x 4.35m)

Kitchen / Dining Room

20' 8" x 18' 4" (6.30m x 5.60m)

Utility Room

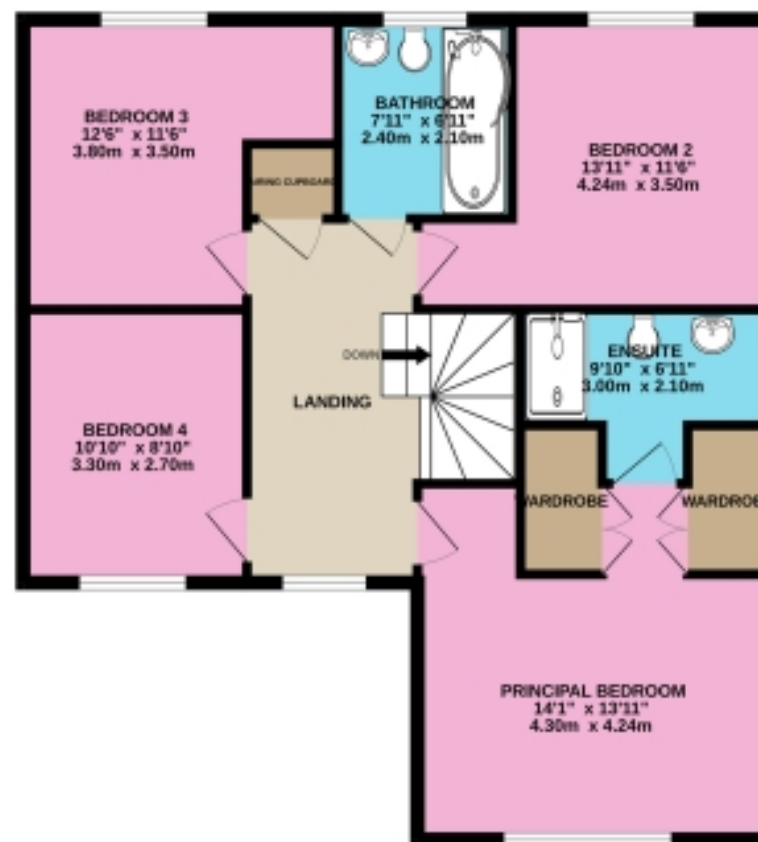
5' 10" x 3' 11" (1.80m x 1.20m)

Floorplans

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



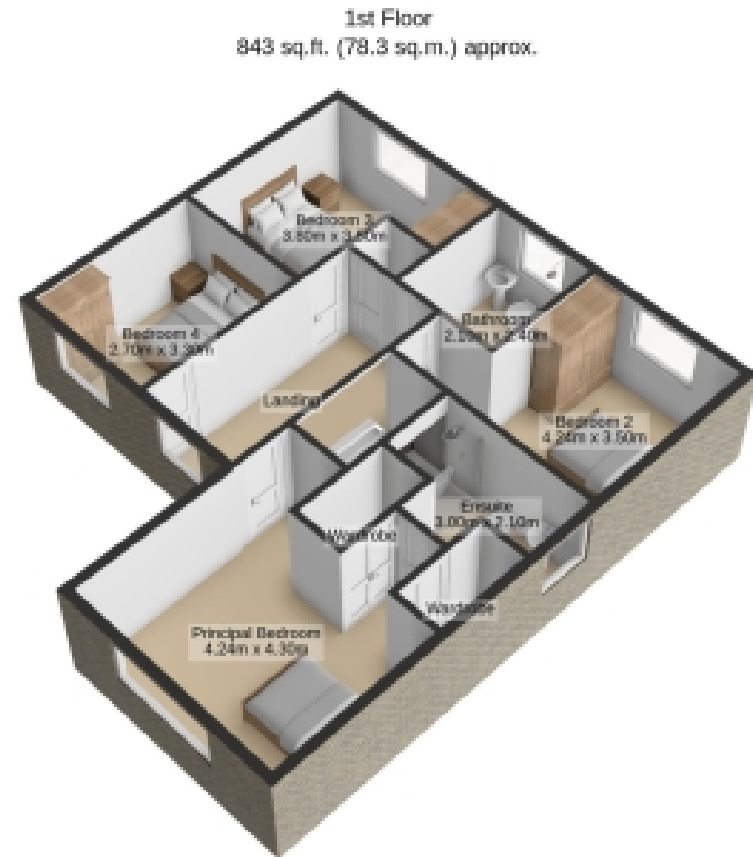
1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Floorplans



Total Floor Area : 1685 sq.ft. (156.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Goole & Selby

01757 600471 (24/7)
selby@ewemove.com



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