



THE LOCATION

Howden is a developed historic market town with a good variety of facilities and amenities and is located within 3 miles of the M62 motorway network, offering a convenient location for access to other parts of the country. Howden railway station currently offers a train service to London 5 times a day.

THE PROPERTY

GOOD SIZED PLOT with DRIVEWAY and GARAGE. This three bedroom semi detached house is well worthy of internal inspection. Ideally located with easy access to the M62, the accommodation briefly comprises entrance hall, kitchen diner, sitting room, utility room, bedroom, upstairs there are two further double bedrooms one with en-suite and a bathroom. Outside there is a good size driveway with ample parking for multiple vehicles leading to a covered car port and garage. To the rear of the property is a tidy lawned garden and patio area for al fresco dining. Viewing is essential to appreciate this good size property.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, Karndean flooring.

KITCHEN / DINER 12'4" max x 19'9" max (3.77m max x 6.03m max)

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, dual cook electric oven with gas hob with canopy over, plumbing for dishwasher, part tiled walls, Karndean flooring, telephone point, TV aerial point, radiator.

SITTING ROOM 20'1" x 11'11" (6.12m x 3.63m)

Log burning stove set on a York stone hearth with an Oak fire surround. French doors leading to the garden, stairs to first floor with under stairs cupboard, laminate flooring, TV aerial point, telephone point, radiator.

INNER HALLWAY

PVC rear entrance door, tiled floor, fitted cupboard.

BEDROOM THREE 8'10" x 7'4" (2.68m x 2.24m)

Laminate flooring, TV aerial point, telephone point, radiator.

UTILITY ROOM

Fitted base unit, plumbing for automatic washing machine, stainless steel sink unit, wall mounted gas fired central heating boiler, low flush WC, tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE 9'6" max x 11'11" (2.90m max x 3.64m)

Projecting dormer window, TV aerial point, radiator.

EN-SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle with wet wall panels, low flush WC, pedestal wash hand basin, chrome ladder style radiator, extractor fan.

BEDROOM TWO 7'3" x 11'11" (2.22m x 3.64m)

Power points, TV aerial point, radiator.

BATHROOM

Three piece white suite comprising P shaped bath with electric shower over and wet wall panels, low flush WC, pedestal wash hand basin, extractor fan, chrome ladder style radiator, walk in storage cupboard.

OUTSIDE

Immediately beyond the property is a paved patio seating area leading onto a mostly lawned garden with a variety of flowers and shrubs. A side driveway provides additional off street parking, double doors lead to the covered car port and garage. The front garden is laid to lawn.

GARAGE

Timber doors, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.



APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council Band B

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



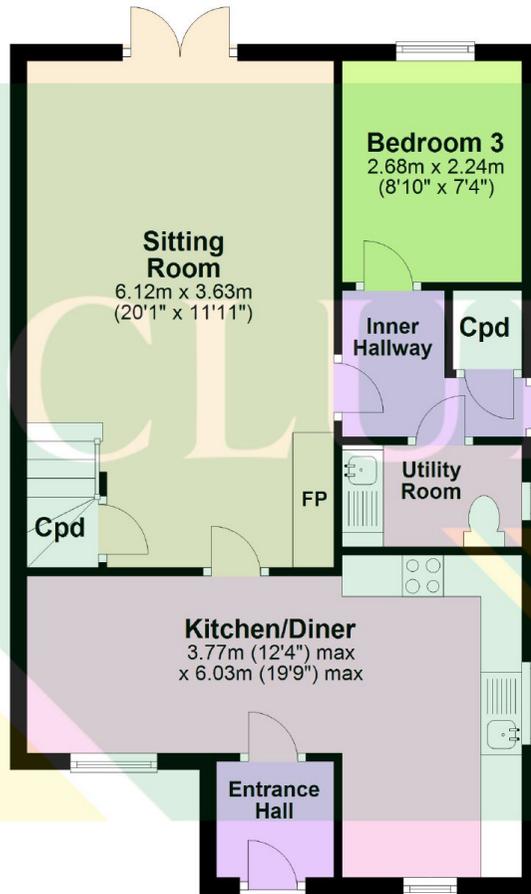


Floor Plan

This plan is for illustrative purposes only

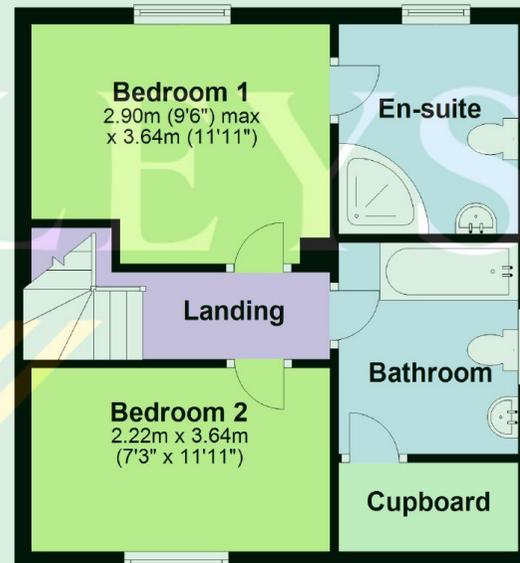
Ground Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Chartered Surveyors,
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| 75 | 88 | 78 | 91 |

England & Wales EU Directive 2002/91/EC