



# The Hall Spinney Howden DN14 7FD

£285,000

- Detached Bungalow
- Some Modernisation Rqd
- Three Bedrooms
- En Suite & Dressing Room
- Kitchen & Utility Room
- Db Garage, Garden, Conservatory
- No Onward Chain
- EPC Rating TBC

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### PROPERTY SUMMARY

Housesetc Howden- Substantial detached bungalow occupying a generous plot and available with no onward chain. Located within a well regarded select development, the property would benefit from modernisation. The property does have DG windows, gas CH, enclosed private gardens and double detached brick garage. The living accommodation briefly consists of: entrance hallway, lounge with doors into conservatory, dining room, fitted kitchen with appliances plus utility room, three bedrooms, master with en suite shower room and dressing room, bathroom with 4pc suite and shower over.

#### ENTRANCE

Timber front entrance door with glazed opaque insert leads into

#### RECEPTION HALLWAY

Spacious reception hallway having coving to the ceiling, two central heating radiators, three individual shelved storage cupboards, two with cloak hanging and shelving and the third also contains hot water cylinder. Smoke alarm and painted timber doors leading off.

#### BREAKFAST KITCHEN 14' 8" max x 9' 10" max (4.47m x 3m)

Fully fitted kitchen with a range of good quality wall, base and display units finished in solid dark oak door and drawer fronts with Gothic style furniture, integrated electric oven and four ring gas hob with extractor hood above, integrated dishwasher, refrigerator, marble effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 & 1/2 bowl resin sink with mixer tap, central heating radiator, timber framed double glazed window over looks the side garden with additional timber framed double glazed window

to the front. Internal door leads into

#### UTILITY ROOM 8' 5" x 7' 4" (2.57m x 2.24m)

Fully fitted utility room with a range of wall, base and display units finished in white with marble effect work surfaces and co-ordinating ceramic splash back tiling, plumbing and space for automatic washing machine, single bowl stainless steel sink, central heating radiator, wall mounted gas central heating boiler, timber framed double glazed window to the side and timber framed entrance door with opaque double glazed inserts opens out into the garden.

#### LOUNGE 18' 0" x 11' 10" (5.49m x 3.61m)

With feature Adam style fire surround with marble effect back and raised hearth houses real flame coal effect gas fire, coving to the ceiling, two central heating radiators, timber framed double glazed window over looking the garden and timber framed double glazed patio doors open out into

#### CONSERVATORY 16' 3" x 9' 2" (4.95m x 2.79m)

Good quality conservatory provides excellent views over the enclosed garden, benefits from tiled flooring, central heating radiator, having the benefit of both power and light connected. Upvc double glazed units with stained and leaded sky lights set on brick base with double doors and single door opening out into garden.

#### DINING ROOM 9' 4" x 12' 9" min (2.84m x 3.89m)

Spacious dining room with coving to the ceiling and timber framed double glazed patio doors opening into conservatory.

#### MASTER BEDROOM



Internal door from hallway leads into dressing room (15' 7 max x 9' 3 max )

Fully fitted dressing room with two double wardrobes and three drawer dressing table with two storage cupboards beside, wardrobes provide both hanging rail and storage shelving, archway leads into

Bedroom ( 11' 4 x 14' 5)

Having central heating radiator and timber framed double glazed window over looking the garden. Further internal door leads into

EN SUITE SHOWER ROOM 7' 3" x 4' 9" (2.21m x 1.45m)

Fitted with white suite comprising low level flush W.C and pedestal wash hand basin, independent double walk in tiled shower cubicle with mains fed shower and co-ordinating ceramic splash back tiling, electric extractor fan, ceramic tiled walls to dado rail height, central heating radiator and timber framed double glazed opaque window to the side.

BEDROOM TWO 11' 4" max x 11' 1" max (3.45m x 3.38m)

Spacious second bedroom with central heating radiator, access to roof void and timber framed double glazed window to the rear.

BEDROOM THREE 11' 10" x 7' 4" (3.61m x 2.24m)

With central heating radiator and timber framed double glazed window over looking the front.

#### BATHROOM

With ceramic tiled wall to dado rail height, 4 piece modern light suite with antique effect fittings comprising low level flush W.C, bidet, pedestal wash hand basin and panelled bath with shower screen with mains fed shower, electric extractor fan, central heating radiator and timber framed double glazed opaque window to the side.

#### EXTERNAL

##### FRONT

To the front of the property is a pebbled driveway and turning space providing multi vehicle off street parking with stripped paved walkway leading to front door with impressive tiled storm porch and courtesy lighting. Timber pedestrian access gate to the side.

Driveway leads to double detached garage, brick built perimeter wall and timber pedestrian access gate leads to the side and rear.

##### DOUBLE GARAGE

Double detached brick built garage with twin up and over doors and outside security light.

#### SIDE AND REAR

To the side and rear of the property is a fully enclosed mature lawned garden with good quality timber perimeter fencing incorporating some concrete posts and gravel boards and extremely generous well stocked borders containing a vast array of mature shrubs, plants and trees, pedestrian access door into double garage, step up to side entrance with courtesy coach light, the side and rear garden is predominately laid to lawn with paved walkway providing access all the way around the property.

#### TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

#### HEATING & APPLIANCES

The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

#### LOCATION

Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to A614 / Airmyn Road and pass through 4 roundabouts, remaining on A614. At the next roundabout take 1st exit on to A63 / Hull Road. Turn right on to B1228 / Station Road and follow the road around, turn right on to The Hall Spinney and then 1st left where the property is on the far right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: E





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