



# The Meadows Howden DN14 7DX

£150,000

- Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Gardens Front & Rear
- Gas C.H & Upvc D.G
- Garage & Car Port
- No Chain
- EPC Rating D



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Registered in England No 8047217 Registered Office: Suite One,  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden - Semi detached bungalow, three bedrooms, two reception rooms, off road parking, garage & car port, bathroom and ground floor W.C./utility area, gardens front and rear, Upvc double glazing, gas central heating, three solar water panels, popular location, no chain.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Upvc front entrance door with double glazed opaque and leaded glass insert leads into

**ENTRANCE HALL** With internal door leading into lounge and opening leading into

**KITCHEN** 12' 3" x 7' 11 max" (3.73m x 2.41m) Fitted with a range of wall and base units finished in timber effect with fitted work surface and ceramic splash back tiling, single bowl composite sink, integrated double electric oven and four ring electric hob, timber display shelving, extractor fan, central heating radiator, Upvc double glazed window overlooking the front with fitted vertical blinds and Upvc side entrance door with double glazed opaque patterned insert and matching double glazed patterned opaque side panel.

**LOUNGE** 17' 4" x 11' 7 max" (5.28m x 3.53m) With stone effect fireplace housing electric fire, central heating radiator, twin ceiling mounted lights and Upvc double glazed floor to ceiling windows overlooking the front. Double doors with glazed inserts opens out into

**DINING ROOM** 10' 7 max" x 11' 11" (3.23m x 3.63m) With central heating radiator, smoke alarm and Upvc double glazed sliding doors with matching Upvc double glazed window opening out to the rear. Internal door leads into

**INNER HALLWAY** With central heating radiator, smoke

alarm, storage cupboard, stairs rising to first floor accommodation and internal doors leading off.

**BEDROOM ONE** 10' 0 max" x 8' 0 max" (3.05m x 2.44m) With central heating radiator and Upvc double glazed window with fitted vertical blinds overlooking the rear.

**GROUND FLOOR W.C./UTILITY AREA** 8' 8" x 5' 2" (2.64m x 1.57m) Fitted base unit with stainless steel sink, white low level flush W.C., plumbing for automatic washing machine, under stairs storage cupboard, central heating radiator, Upvc side entrance door with double glazed opaque patterned insert leading to the side and two matching Upvc double glazed opaque patterned windows to the side.

### SECOND FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed staircase leads to landing with internal doors leading off and useful walk in storage space with shelved area and access to eaves storage.

**BEDROOM TWO** 11' 11 min" x 12' 4 max" (3.63m x 3.76m) With sloping ceiling to one corner, central heating radiator and Upvc double glazed window overlooking the front. With a range of fitted wardrobes with one sliding door leading into

**BEDROOM THREE** 6' 11" x 9' 11" (2.11m x 3.02m) (Plus 6' 6" x 10' 0") Divided into two areas with sloping ceilings, central

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heating radiator, cupboard housing wall mounted gas central heating boiler and two Upvc double glazed windows overlooking the rear. Internal door leads into

Council Tax: B

HOUSE BATHROOM 10' 6" x 4' 6" (3.2m x 1.37m) Fitted with coloured suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush W.C. With shaver point, ladder style towel radiator, access to roof void, cupboard housing cylinder tank and solar panel control and Upvc double glazed opaque patterned window to the side.

#### EXTERNAL

FRONT AND SIDE To the front of the property is an open plan lawned area with paved driveway to the side of the property leading to wrought iron vehicular access gates. Driveway leads to the side of the property to garage with up and over door having both power and light connected and Upvc double glazed window to the side.

REAR Archway from driveway leads to the rear with immediately behind the property patterned paved area with raised brick built pillar housing feature lamp post and mature flowers. Step down onto lawned garden with paved walkway leading to the rear with borders housing mature shrubs plants and trees with personal access door into garage. Hard standing area to the bottom of the garden with timber summer house. The rear is fully enclosed with timber perimeter fencing incorporating concrete posts and gravel boards.

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.

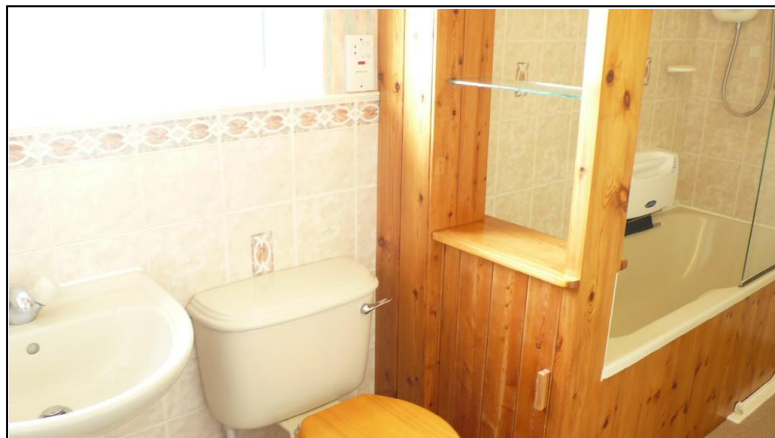
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Houses etc.

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 at roundabout, take 2nd exit continue over the bridge and head over the next roundabout. Turn left on to Buttfield Road, turn right to stay on Buttfield Road. Turn right on to The Meadows and the property is on the right hand side and can be easily identified by our Houses etc For Sale board.







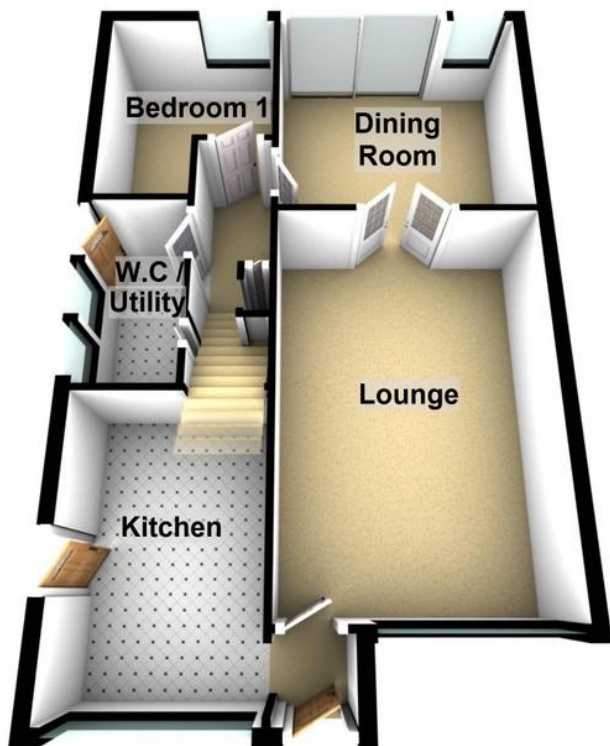
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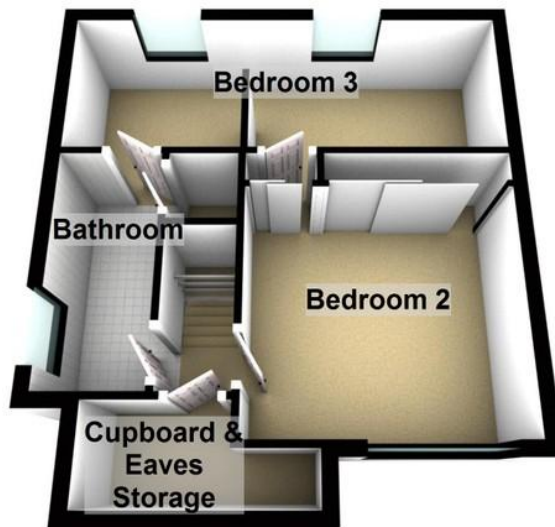
### Ground Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

