



# The Vinery Howden DN14 7GA

£175,000

- Modern Semi House
- Three Bedrooms
- Spacious Dining Kitchen
- Modern White Bathroom
- High Quality Conservatory
- Enclosed Gardens
- Gas Combi & Upvc D.G.



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden- modern semi detached in a popular residential area benefits from Upvc DG, gas combi boiler, driveway and enclosed rear garden. The accommodation comprises: entrance lobby, lounge, dining kitchen and conservatory to the groundfloor. To the first floor are 3 bedrooms and bathroom with modern white suite to include shower over.

**ENTRANCE** Reinforced front entrance door with double glazed opaque and leaded inserts leads into

**ENTRANCE HALLWAY** Benefits from central heating radiator and stairs rising to first floor accommodation. Internal door leading off into

**LOUNGE** 13' 0" min x 13' 6" (3.96m x 4.11m) With modern Adam style feature fire place incorporating marble effect back and raised hearth housing real flame effect gas fire with pebbled inserts. Coving to the ceiling, one double and one single central heating radiators and useful walk in understairs storage cupboard. Door leading off into

**DINING KITCHEN** 9' 4" x 16' 9" (2.84m x 5.11m) Spacious and fully fitted dining kitchen with a good variety of cottage style wall and base units finished in cream and trimmed in pine effect finish, marble effect food preparation surfaces with coordinating ceramic splash back tiling, single bowl stainless steel sink with contemporary style mixer tap, wall mounted Worcester gas combination boiler, plumbing for automatic washing machine and plumbing for dishwasher, twin ceiling mounted spotlights, integrated electric oven, four ring gas hob with filter hood above, double central heating radiator and Upvc double glazed window to the rear. Upvc double glazed double doors opening into

**CONSERVATORY** 7' 3" x 14' max 0" (2.21m x 4.27m) Good quality conservatory incorporating Upvc double glazed units set on brick base with tile effect laminate wood floor

covering, central heating radiator, ceiling mounted fan light and fitted power points, Upvc double glazed windows provide views over the rear garden with fitted horizontal blind, Upvc double glazed double doors opening out into the rear garden and Upvc double glazed side door opens out onto decking area.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Enclosed staircase with painted timber handrail leads to landing with further timber handrail and further timber spindles and balustrade above, access to roof void, useful shelved storage cupboard and internal doors leading off.

**BEDROOM ONE** 12' 7" x 9' 11" (3.84m x 3.02m) With central heating radiator and Upvc double glazed leaded window with fitted Venetian blind to the front.

**BEDROOM TWO** 9' 11" x 9' 11" max (3.02m x 3.02m) With central heating radiator and Upvc double glazed window with fitted horizontal blinds overlooking the rear.

**BEDROOM THREE** 8' 0" x 6' 7" (2.44m x 2.01m) Having central heating radiator and Upvc double glazed leaded window with fitted horizontal blinds overlooking the front.

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**BATHROOM** Fully fitted and modern house bathroom with good quality white suite incorporating antique effect fittings comprising low level flush W.C, vanity wash hand basin set in white double unit and panelled bath with fitted shower screen, mains fed shower and co-ordinating ceramic splash back tiling. Tiled flooring, central heating radiator, electric extractor fan and Upvc double glazed opaque window with fitted horizontal blind to the rear.

**EXTERNAL**

**FRONT** To the front of the property is a small open plan lawned garden with paved walkway and well stocked roll edge borders to the front.

**SIDE** To the side of the property a concrete driveway provides multi vehicle off street parking with timber pedestrian access gate leading to the rear.

**REAR** To the rear of the property is a fully enclosed predominately lawned garden with timber perimeter fencing,Extremely well stocked generous borders containing a good variety of mature shrubs, plants and trees. To the rear bottom end of the garden is a good sized secure timber storage shed.

**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.

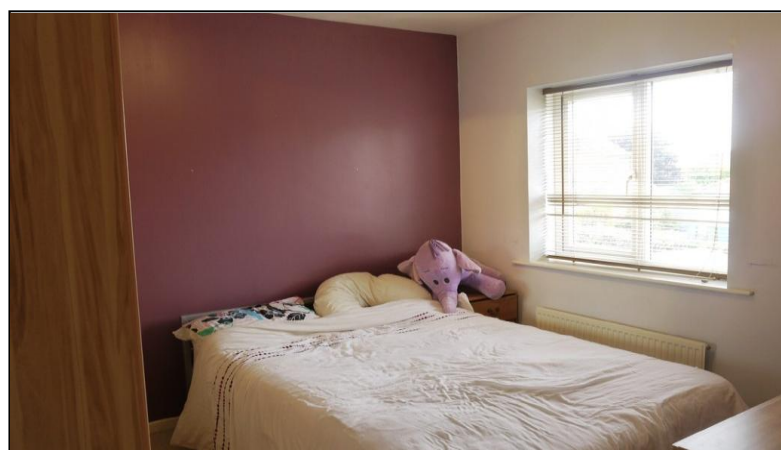
**LOCATION** Directions- Leaving our office on Pasture Road turn left at the mini roundabout onto Centenary Road. At the end of the Road turn right onto A614 / Airmyn Road and pass through the roundabout. At roundabout, take 2nd exit. Continue along Keep straight on to Barnhill Lane and turn right on to A63. Turn right on to The Vinery where the property is at the head of the road facing you and can be easily identified by our Housesetc For Sale board.

Council Tax: C



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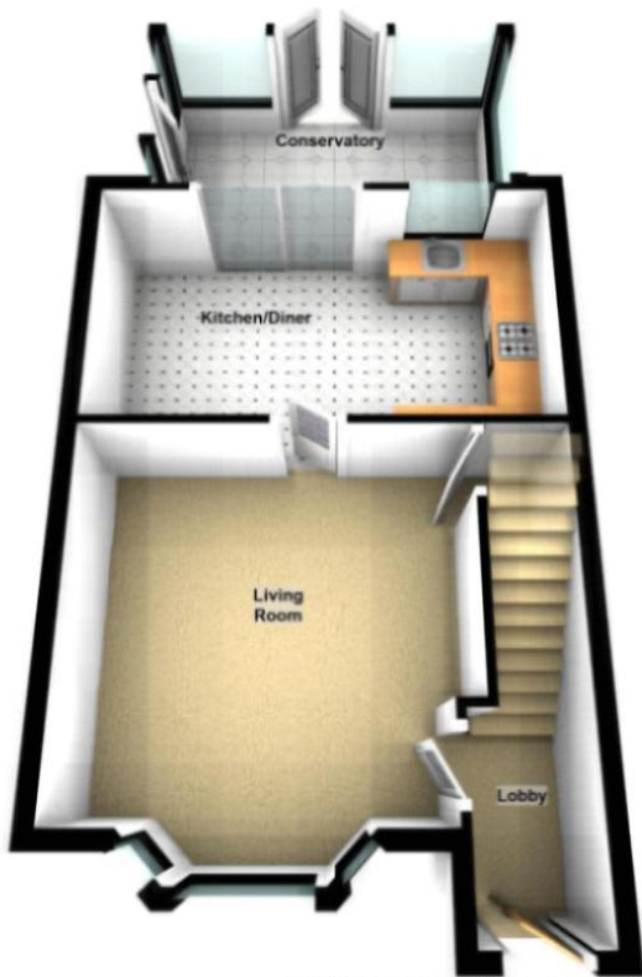
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Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using The Mobile Agent.

