



Derwent Crescent Howden DN14 7AN

£132,500

- Extended Semi House
- Three Bedrooms
- Lounge With Stove
- Dining/Breakfast Room
- Groundfloor WC
- Modern Tiled Bathroom
- Parking & Enc Gardens
- EPC Rating TBC



91 Pasture Road **T. 01405 780 666**
Goole **F. 01405 762 942**
East Yorkshire **E. info@housesetc.co.uk**
DN14 6BP **www.housesetc.co.uk**

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA

WHY HOUSESETC?

Visit www.housesetc.co.uk, our superb and easy-to-use responsive website offers useful hints & tips for buyers & sellers which could save you £1,000's, including: viewing guides, satellite property searches, also see a selection of satisfied local clients, both buyers & sellers, on your 'feedback' section now updated to include video testimonials.

Please feel free to follow us on Facebook & Twitter, Google+ Instagram, Pinterest and LinkedIn where we aim to keep you updated with the very latest property news & views, all our 'new' & 'reduced price' properties and much more. We aim to keep you informed & entertained.

Register now for 'Priority Property Alerts', don't miss out your dream home.

If you have a property to sell, discover our proactive approach to sales by booking a FREE valuation and expert pre marketing appointment by either, telephone, email, social media or simply call into any of our offices. Take advantage of our individual high quality marketing options, allowing you to choose the services you require and ensure that your property STANDS OUT from the crowd.

'...WE LOVE SELLING HOUSES'

PROPERTY SUMMARY

Housesetc Howden- extended semi detached house benefits from gas combi CH, Upvc DG, off-street parking and low maintenance gardens. The living accommodation comprises to the groundfloor: entrance hall, groundfloor WC, lounge with multi-fuel stove, dining/breakfast room and fitted kitchen with integrated cooking appliances. To the first floor are 3 well proportioned bedrooms and modern white tiled bathroom with shower. Viewing advised.

ENTRANCE

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

ENTRANCE HALL

Fitted with slate-effect laminate wood flooring, central heating radiator, contemporary ceiling mounted light, stairs rising to first floor accommodation, Upvc double glazed leaded window to the side, useful under stairs storage cupboard with both cloak hanging and storage shelving and natural timber doors leading off.

LOUNGE 19' 7" x 11' 4" max (5.97m x 3.45m)

Benefits feature alcove fire place with tiled back and hearth housing free standing multi fuel stove, timber effect laminate wood flooring, central heating radiator, Upvc double glazed leaded window with fitted blind to the front, the lounge opens into

DINING ROOM/BREAKFAST ROOM (EXTENSION) 11' 11" x 18' 7" (3.63m x 5.66m)

Spacious single storey extension benefits from laminate wood flooring running through from lounge, marble effect breakfast bar set on double timber-effect units with four matching breakfast bar stools, central heating radiator, recess ceiling spotlight, Upvc double glazed leaded window

providing views over the garden, Upvc rear door with double glazed opaque insert opening out onto the rear.
Opens into:

KITCHEN 8' 9" x 8' 4" (2.67m x 2.54m)

Fully fitted kitchen with a good variety of wall, base and display units with solid oak doors, marble effect food preparation surfaces and co-ordinating splash back tiling to dado rail height. Integrated double electric oven with four ring electric hob with filter hood above, plumbing for automatic washing machine, space for dryer and dishwasher, good quality tiled flooring, 1 1/2 bowl stainless steel sink with mixer tap, ceiling mounted spotlights and Upvc double glazed leaded window with fitted vertical blind to the side.

CLOAKROOM 2' 6" x 4' 11" (0.76m x 1.5m)

With slate-effect laminate wood flooring running through from hallway, fitted with modern white suite comprising of dual low level flush WC, wall mounted wash hand basin, central heating radiator and Upvc double glazed opaque leaded window to the front.

FIRST FLOOR ACCOMODATION

STAIRS AND LANDING

Open staircase with fitted natural timber handrail leads to landing with Upvc double glazed leaded window to the side, recess ceiling spotlights, natural timber spindles and balustrade above, access to roof void and natural timber doors leading off.

BEDROOM ONE 10' 10" x 11' 2" min (3.3m x 3.4m)

With central heating radiator and Upvc double glazed leaded window to the front.



BEDROOM TWO 8' 5" x 12' 4" min (2.57m x 3.76m)
With contemporary ceiling mounted light, central heating radiator and Upvc double glazed leaded window to the rear.

BEDROOM THREE 7' 9" max x 8' 9" max (2.36m x 2.67m)
Fitted timber display shelving, wall mounted Potterton gas combination boiler, Upvc double glazed leaded windows to both the front and side.

BATHROOM 4' 7" x 7' 4" (1.4m x 2.24m)
Benefits from mosaic effect floor covering and fully ceramic tiled walls, modern white suite comprising dual low level flush WC, pedestal wash hand basin with vanity mirror above, panelled bath with mixer tap having mains fed shower and shower screen. Ladder style towel radiator, ceiling mounted spotlights and Upvc double glazed leaded opaque window to the side.

EXTERNAL

FRONT

Low maintenance garden with blue slate and shrub hedge, concrete driveway providing off street parking, Walkway to the front door with storm porch, continues to the side, with fitted cold water supply, wrought iron access gate leads to rear.

REAR

The rear is a fully enclosed low maintenance garden incorporating pebbled walkways and seating area with sectioned off artificial lawn having solid timber posts fitted with rope divider. To the rear of the garden is a 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.

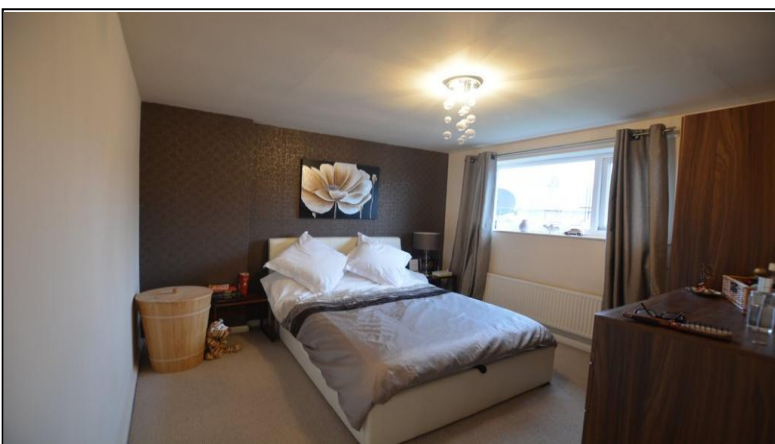
LOCATION

From Boothferry Bridge follow Boothferry Road following sign posts for Howden, over the mini round about, at the

second roundabout take the first exit onto Hull Road, then turn right onto Derwent Road then taking the next right onto Derwent Crescent where the property is situated on the left and can be identified by our Housesetc for sale board.

Council Tax: A





91 Pasture Road
Goole
East Yorkshire
DN14 6BP
T. 01405 780 666
F. 01405 762 942
E. info@housesetc.co.uk
www.housesetc.co.uk

Registered in England No 8047217 Registered Office: Suite One,
Hedley Court, Boothferry Road, East Yorkshire, DN14 6AA