



Langrick Avenue
Howden
DN14 7SS

£240,000

- Extended Det House
- Four Bedrooms
- Spacious Kitchen & Utility
- Integrated Appliances
- High Quality Bathroom
- 3 Reception Rooms
- Garage & Encl Gardens
- EPC Rating D

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden- Beautifully presented high quality detached house located at the end of a cul de sac in the historic town of Howden. The property is fitted with a gas combination boiler, Upvc DG, Upvc fascias & soffits. The property benefits from block paved driveway, garage and well presented gardens to both front & rear. The accommodation comprises to the groundfloor: entrance hall, lounge, dining room, office, substantial dining kitchen with appliances, utility room and WC. To the first floor are four bedrooms and a superb house bathroom with modern 4 piece suite to include shower cubicle. Viewing is essential to appreciate this superbly presented property.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque stained and leaded glass insert with complementary full height double glazed side panel leads into

RECEPTION HALLWAY Good sized reception hallway benefits from coving to the ceiling, dado rail, useful under stairs storage cupboard with cloak hanging and automatic electric light, stairs rising to first floor accommodation and internal doors leading off.

LOUNGE 16' 3" x 10' 3" (4.95m x 3.12m) Natural stone surround with cast iron and stainless steel back houses real flame coal effect gas fire with stainless steel trim. With coving to the ceiling, dado rail, central heating radiator and Upvc double glazed leaded bow window overlooking the front garden. Timber framed double doors open into

DINING ROOM 7' 5 min" x 13' 5" (2.26m x 4.09m) With good quality oak effect laminate wood flooring, coving to the ceiling, dado rail, central heating radiator and Upvc double glazed double doors opening out into the rear garden. Internal door leads into

DINING KITCHEN 11' 8 max" x 18' 7" (3.56m x 5.66m) Fully fitted modern dining kitchen with a vast array of wall, base and display units finished in light oak with stainless steel T-bar door and drawer furniture, integrated double electric

oven, refrigerator, freezer, dishwasher, Hotpoint stainless steel four ring gas hob with matching stainless steel chimney style extractor hood above and 3 stainless steel drawers beneath, black laminate work tops and coordinating ceramic splash back tiling, single bowl circular stainless steel sink with matching circular draining board, contemporary mixer tap, stainless steel style towel radiator, ceiling mounted spotlights, Indian slate flooring, Upvc double glazed windows overlooking the rear garden and Upvc entrance door with double glazed opaque stained and leaded glass inserts opens to the side. Internal door leads into

UTILITY ROOM 4' 7" x 7' 1" (1.4m x 2.16m) With Indian slate flooring running through from kitchen and fitted light oak finish base unit with stainless steel T-bar handle and black laminate work top with space beneath for washer and dryer, complimentary splash back tiling, coving to the ceiling, ceiling mounted spotlights and Upvc double glazed window to the side.

GROUND FLOOR W.C. 3' 0" x 7' 7" (0.91m x 2.31m) Benefits from high quality Travertine tiled flooring and excellent quality Travertine tiled walls to dado rail height with mosaic style edging. Fitted with central heating radiator and excellent quality white suite comprising vanity wash hand basin set in double unit with contemporary style mixer tap and dual low level flush W.C.

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OFFICE/PLAY ROOM 15' 9" x 7' 8" (4.8m x 2.34m) (With potential for fifth bedroom) Benefits from coving to the ceiling, twin ceiling mounted spotlights, central heating radiator and Upvc double glazed leaded window overlooking the front.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed staircase fitted with painted white turned timber spindles, balustrade and dado rail leads to landing with further turned timber spindles and balustrade, coving to the ceiling, dado rail, access to roof void and internal doors leading off.

BEDROOM ONE 13' 8 max" x 13' 4 max" (4.17m x 4.06m) Beautifully presented master bedroom with coving to the ceiling, central heating radiator and Upvc double glazed leaded window overlooking the front.

BEDROOM TWO 10' 2" x 12' 5" (3.1m x 3.78m) Spacious second bedroom benefits from coving to the ceiling, central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM THREE 8' 10" x 11' 10" (2.69m x 3.61m) With central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM FOUR 6' 7" x 10' 10" (2.01m x 3.3m) Good sized fourth bedroom benefits from coving to the ceiling, central heating radiator and Upvc double glazed leaded window providing views over the front.

HOUSE BATHROOM 8' 0" x 7' 8" (2.44m x 2.34m) Superb high quality house bathroom benefits from Travertine effect tiled flooring and Travertine effect tiled walls to dado rail height. Fitted with ultra modern white suite comprising dual low level flush W.C., pedestal wash hand basin with contemporary mixer tap, panelled bath with mixer tap and telephone style shower attachment and independent step in quadrant shower cubicle with mains fed shower. Recessed ceiling spotlights, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT To the front of the property is a well presented mature lawned garden with well stocked borders and brick built perimeter wall with stone tops and matching pillars. Block paved walkway to front door with storm porch and

courtesy lighting. To the side is a double width block paved driveway providing off street parking and leading into brick built garage with up and over door having the benefit of both power and light connected and fitted with central heating radiator. Timber pedestrian access gate leads to side and rear.

SIDE To the side of the property is an attractive block paved walkway with good quality timber perimeter fencing, outside cold water supply and courtesy coach light with step up to side entrance door.

REAR To the rear of the property is a fully enclosed mature lawned garden with good quality Indian stone patio area with reclaimed sleeper edging. The garden is enclosed with a combination of good quality timber perimeter fencing and coniferous hedge. To the rear of the garden is a paved hard standing area. The property benefits from Upvc soffits, fascias and downpipes.

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.

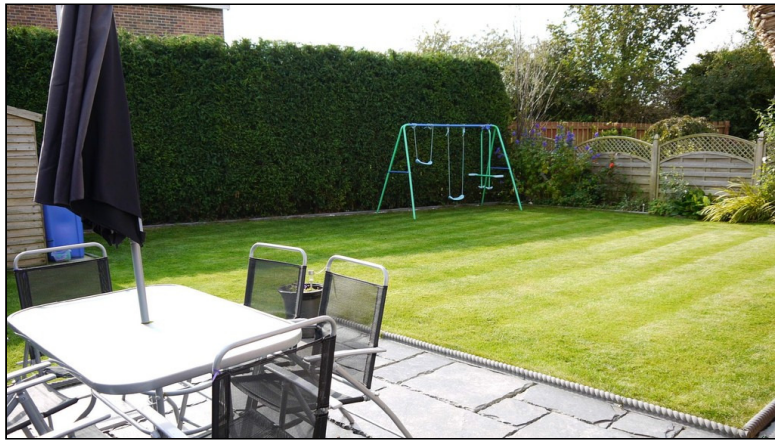
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

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 onto Centenary Road. At the end of the road turn right onto A614 / Airmyn Road and pass through 4 roundabouts, remaining on A614. Turn left onto Hull Road then turn left onto Hailgate. Turn right to stay on Hailgate then turn left onto Langrick Avenue where the property is on the left hand side and is easily identified by our Housesetc For Sale board.

Council Tax: D



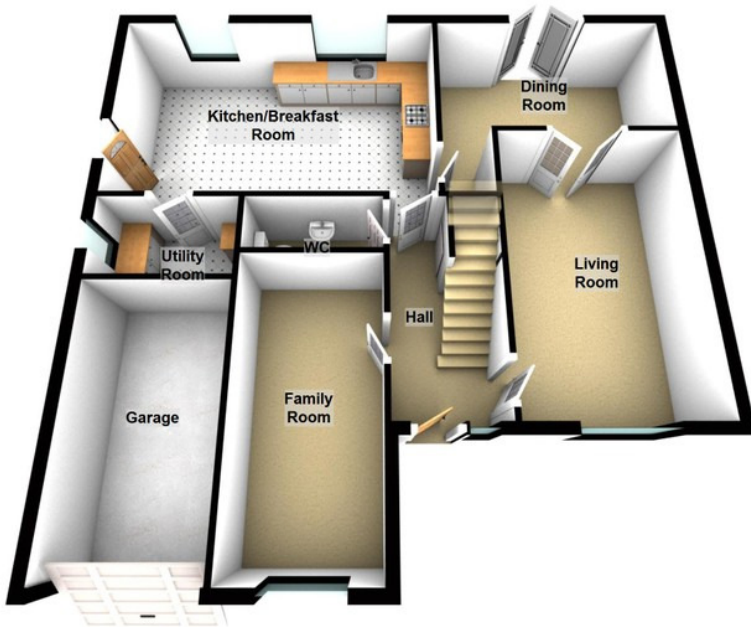


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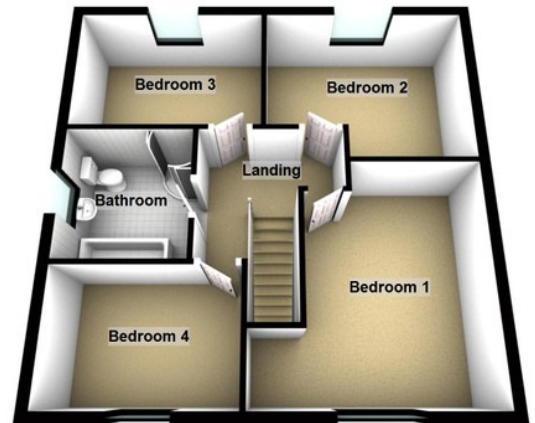
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Ground Floor



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.

