



The Hall Spinney

Howden

DN14 7FD

£375,000

- Extended Detached House
- Select Development
- Four Beds & En Suite
- Spacious Dining Kitchen
- Modern White Bathroom
- Superb Private Gardens
- Double Garage & Parking
- EPC Rating TBC



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden- Charming detached house situated in a secluded position within a small select development in the historic market town of Howden. Extended & updated by the current owner, this beautifully presented property boasts superb private gardens to 3 sides, double garage in addition to multi vehicle parking and refitted gas combination boiler. The accommodation comprises briefly to the groundfloor: entrance hallway, cloaks, spacious dining kitchen with integrated appliances, utility room, stunning lounge and 21ft dining room with Inglenook fireplace. To the first floor are four good size bedrooms, (3 with fitted wardrobes), refitted en suite to master and refitted bathroom. Viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

ENTRANCE Timber side entrance door with opaque glazed panelled insert lead into

RECEPTION HALLWAY Spacious reception hallway benefits from excellent quality solid oak floor, coving to the ceiling, hardwired smoke alarm, dado rail, central heating radiator, stairs rising to first floor accommodation and internal doors leading off.

GROUND FLOOR W.C. 3' 10" x 6' 4" (1.17m x 1.93m) Fitted with modern white suite comprising low level flush W.C. and pedestal wash hand basin with ceramic tiled splash backs. With solid oak floor running through from hallway, solid oak door with latch handle, central heating radiator, electric extractor fan and timber framed double glazed opaque window to the front.

LOUNGE 15' 4 max" x 15' 5" (4.67m x 4.7m) Stunning lounge with exposed natural beams to the ceiling and solid timber fire surround with exposed brick alcove and raised hearth housing multi fuel stove, good quality engineered wood flooring, central heating radiator and wood grain effect Upvc double glazed window to the side, additional wood grain effect Upvc double glazed window to the rear and twin low level Upvc double glazed Georgian style windows with matching Georgian style double doors with stained and leaded glass skylight above provides stunning views over the side garden. Natural timber bi-fold doors with

glazed inserts leads into

DINING ROOM/MUSIC ROOM 21' 1" x 12' 2 min" (6.43m x 3.71m) Superb Inglenook fireplace with solid timber beam, raised tiled hearth and exposed brick alcove houses real flame coal effect gas stove, coving to the ceiling, central heating radiator and low level Upvc double glazed Georgian style window to the rear and twin low level fireside Upvc double glazed Georgian style windows overlooking the rear garden.

DINING KITCHEN 21' 0" x 11' 3" (6.4m x 3.43m) Dining area benefits from coving to the ceiling, solid oak flooring, central heating radiator and timber framed double glazed window overlooking the front. Opens into fully fitted cottage style kitchen with a good variety of wall, base and display units finished in cream and trimmed in oak effect with stainless steel style door and drawer furniture, solid block work surfaces and 1 and 1/2 bowl white ceramic sink with antique effect mixer tap, integrated five ring Siemens gas hob finished in stainless steel with matching stainless steel chimney style extractor hood above, integrated electric oven, integrated wine rack, plumbing for dishwasher, ceiling mounted spotlights central heating radiator and timber framed double glazed window overlooking the rear. Archway leads into

UTILITY ROOM 5' 0" x 9' 6" (1.52m x 2.9m) With solid oak flooring running through from kitchen and fitted with base

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unit and wall unit finished in cream to match the kitchen and solid block work surface, 1 and 1/2 bowl white ceramic sink with antique effect mixer tap, central heating radiator, wall mounted gas combination boiler, ceiling mounted spotlights, plumbing for automatic washing machine, timber framed double glazed window to the rear and timber rear door with double glazed insert opens out into the garden. Personal access door leads into garage.

FIRTS FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase comprises of polished timber spindles with matching balustrade above, dado rail, coving to the ceiling leading to landing with matching turned timber spindles and balustrade, hardwired smoke alarm, coving to the ceiling and solid oak doors with charming latch handles leading off.

BEDROOM ONE 11' 10 max" x 12' 5" (3.61m x 3.78m) Benefits from fitted triple wardrobe providing hanging rails, storage shelving and additional shelved storage cupboard with solid timber door, timber framed double glazed window providing excellent views over the side garden. Further latch handled solid oak door leads into

EN SUITE 9' 0 max" x 6' 3" (2.74m x 1.91m) Fitted with modern contemporary white suite comprising dual low level flush W.C., pedestal wash hand basin with antique effect mixer tap, independent step in shower cubicle with mains fed shower. With colour wash walls to dado rail height and mini polished timber shelving, electric extractor fan, recessed ceiling spotlights, ladder style towel radiator and timber framed Velux window to the front.

BEDROOM TWO 9' 5" x 9' 1" (2.87m x 2.77m) With integral double wardrobe providing both hanging rails and storage shelving, central heating radiator and timber framed double glazed window overlooking the side.

BEDROOM THREE 9' 3" x 11' 3" (2.82m x 3.43m) With integral double wardrobe providing both hanging rail and storage shelving, access to roof void, central heating radiator and timber framed double glazed window overlooking the rear.

BEDROOM FOUR 9' 0" x 8' 0 min" (2.74m x 2.44m) With central heating radiator and timber framed double glazed window overlooking the side garden.

HOUSE BATHROOM 5' 6" x 11' 2" (1.68m x 3.4m) Beautiful modern house bathroom benefits from contemporary white suite comprising dual low level flush W.C., pedestal wash

hand basin with contemporary style mixer tap, walk in tiled shower cubicle with mains fed shower to include monsoon shower and roll top bath set on ball and claw feet with contemporary style mixer tap. With high quality ceramic tiled walls, ladder style towel radiator, recessed ceiling spotlights, electric extractor fan and timber framed double glazed opaque window to the rear.

EXTERNAL

FRONT The property is accessed via a tree lined gravelled driveway offering multi vehicle off street parking with shrub and tree hedge and brick built perimeter wall. Step up to charming tiled entrance porch with solid timber pillar and tiled floor. Driveway lead to brick built double garage with twin roller doors having the benefit of both power and light connected. To the left hand side of the property is a well presented mature lawned garden with extremely well stocked borders, central flower bed and a vast array of mature shrubs, plants and trees. Stripped paved walkway leads to timber pedestrian access gate and the rear.

REAR To the rear is a small hard standing area with covered fuel store. The remainder of the rear garden is predominantly laid to lawn with extremely well stocked generous borders containing a good variety of mature shrubs, plants and trees with good quality timber perimeter fencing incorporating concrete posts and gravel boards. Step up to rear door with courtesy light and outside cold water supply. To the far side of the property is a beautifully presented woodland style garden incorporating shaped lawn with extremely well stocked generous borders containing a vast array of mature shrubs, plants and trees being fully enclosed with good quality timber perimeter fencing incorporating concrete posts and gravel boards with paved step up and double doors leading to lounge.

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 APPLAINCES 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,



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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 where the property is on the right hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: E



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