



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

DERWENT LODGE 12A HAILGATE, HOWDEN DN14 7SL
OFFERS IN REGION OF £395,000





KEY FEATURES

- * SPACIOUS DETACHED RESIDENCE STANDING IN QUARTER OF AN ACRE
- * PRIVATE LOCATION CLOSE TO CENTRE OF HOWDEN
- * VERY WELL PRESENTED. INSPECTION RECOMMENDED
- * 16ft LOUNGE, 18ft DINING ROOM, 19ft KITCHEN
- * 3 DOUBLE BEDROOMS, CLOAKROOM, BATHROOM
- * DETACHED GARAGE AND OUTBUILDING
- * WELL LAID OUT SPACIOUS PRIVATE GARDEN



SITUATION

Derwent Lodge, 12a Hailgate, Howden, DN14 7SL is located in a prime residential area close to the centre of Howden and will be found when leaving the Agents office by proceeding east along Highbrige and then left into Hailgate and the property is on the left hand side behind a period brick wall.

The property has pedestrian access from Hailgate through a gate in the wall. The property has shared vehicular access off Flatgate.

The market town of Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 25 mile radius and this popular market town is located within 1.5 miles of access to the M62 motorway and Junction 37.





DESCRIPTION

This hidden gem is found once you walk through the gate from Hailgate and reveals the spacious, private and well laid out garden and access to the front house.

The well-presented accommodation briefly comprises Porch, Hall, Cloakroom, 16ft Lounge, 18ft Dining Room, 19ft Kitchen, Rear Entrance, Utility Room, 3 Double Bedrooms and Bathroom.

In addition to the front garden are well laid out patio areas with awnings and good sized greenhouse and to the rear of the house is the spacious garage/workshop and further outbuildings

ACCOMODATION

ENTRANCE PORCH 5' 0" x 1' 8" (1.52m x 0.51m)

Having leaded effect double glazed composite front door with PVCu double glazed side panel and giving access to:-

HALL 8' 8" x 5' 11" (2.64m x 1.8m) Plus 5' x 2' 10"

Having timber and glazed stable door, ceiling coving, 5 height recessed chest of drawers unit, feature radiator and carpeting.

CLOAKROOM 4' 10" x 4' 4" (1.47m x 1.32m)

Having pedestal wash basin, WC and tiled floor.

LOUNGE 16' 6" x 11' 10" (5.03m x 3.61m) Plus the walk in bay area 11' 9" x 2' 9" to extremes

Having dual aspect of PVCu double glazed windows overlooking the garden and a side PVCu double glazed window, ceiling coving, large SONY wall mounted TV, fitted oak corner cupboard and shelving units, central heating radiator and carpeting.

DINING ROOM 18' 10" x 13' 11" (5.74m x 4.24m) to extremes

Approached via steps down from the Hall and having 2 PVCu double glazed sliding patio doors, with curtain sunscreens and opening onto the patio area, ceiling coving, ceiling spot lights, 2 feature radiators and carpeting.

KITCHEN 19' 10" x 8' 5" (6.05m x 2.57m)

Having PVCu double glazed French doors giving access to side patio area and 2 further PVCu double glazed windows giving access to the rear.

Extensive and well fitted "Yorkshires Own Omega" kitchen units comprising Astr-Cast sink unit set in Blue Luciente Quarella Quartz working surface with cupboards, drawers and dish washer space under. Further matching working surface with integrated FAGOR 4 ring ceramic induction hob with extractor unit over and CDA Domino Griddle Hob, cupboards and drawers under. Adjoining range of matching larder units with integrated FAGOR double oven and grill. Freestanding DAEWOO American style fridge freezer, 2 feature radiators, ceiling spotlights and tiled floor.

Understairs cupboard and pantry.





REAR ENTRANCE AREA 10' 10" x 3' 2" (3.3m x 0.97m)

Having leaded effect double glazed composite rear door, ceiling spot lights, clocks cupboard and carpeting.

UTILITY ROOM 10' 0" x 5' 3" (3.05m x 1.6m)

Having a range of units comprising 1 1/2 sink unit set in laminate working surface with cupboards and appliance space under, ceiling spot lights, VAILLANT gas combination central heating boiler and tiled floor.

STAIRCASE

Staircase and landing having walk-in storage 8' 7" x 5' 11" and being carpeted and leading to:

MASTER BEDROOM 16' 0" x 11' 10" (4.88m x 3.61m) to extremes measured to the front of the wardrobes.

Having 3 PVCu double glazed windows overlooking the front garden, ceiling coving, extensive range of fitted bedroom furniture comprising 2 double door wardrobes, 2 further double door wardrobes with adjoining corner dressing drawers and further fitted bedside drawers. Central heating radiator and carpeting.

2ND BEDROOM 14' 1" x 12' 11" (4.29m x 3.94m)

Having PVCu double glazed dormer window, vanity sink unit, part slope ceiling, central heating radiator, carpeting, 2 useful areas of eaves storage.

3RD BEDROOM 10' 11" x 8' 8" (3.33m x 2.64m) Plus the entrance area

Having dual aspect PVCu double glazed windows, part slope ceiling, central heating radiator, carpeting and storage cupboard

BATHROOM 13' 2" x 5' 7" (4.01m x 1.7m)

Having PVCu double glazed window and skylight window, central arch and white suite of bath with mixer tap and adjoining tile surface/seating with storage drawers, vanity wash basin with cupboards under & W.C. Shower cubicle with plumbed shower. Towel radiator and carpeting.

OUTSIDE

FRONT GARDEN

The charming and spacious front garden is private and enjoys period walls to Hailgate on one side.

Patio Area to the front of the house with awning overlooks the lawn garden and ornamental flower boards containing a wealth of plants.

Further paved patio area with awning. Spacious Timber lean to Greenhouse 20' 3" x 11' 6"

Paving gives access to the various areas of the garden with dry stone wall rockery, ornamental ponds and a timber gazebo.





DETACHED GARAGE 14' 8" x 14' 8" (4.47m x 4.47m)

Approached via a shared right of way from Flatgate is the garage with remote control roller shutter door and opens into further workshop areas 13' 10" x 10' 4" and 11' 8" x 11' 6". Tool store 12' 5" x 4' 1"

REAR

Side and rear Paved Areas give access to a Range of Brick Outbuildings 22' 11" x 15' 4" to extremes and having internal divisions. Further lawn mower and bin storage areas.

SERVICES

Mains water, electricity, gas and drainage are installed.

PVCU double glazing as detailed.

Gas fired central heating system served by the boiler in the Utility room.

The property has cavity wall insulation.

None of the services or associated appliances have been checked or tested.

VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

OUTGOINGS

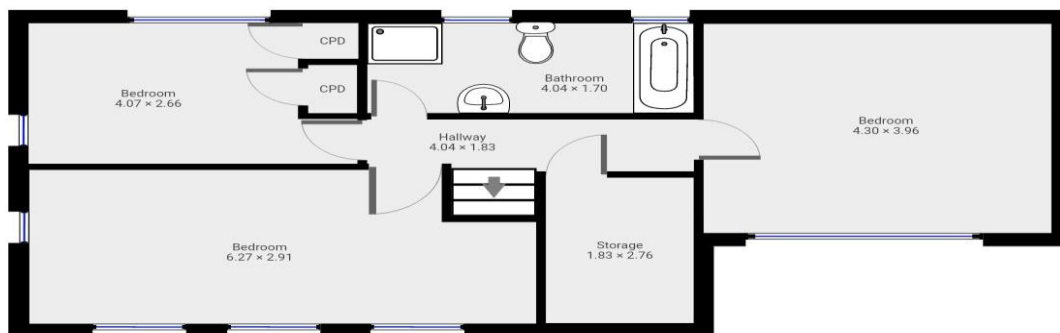
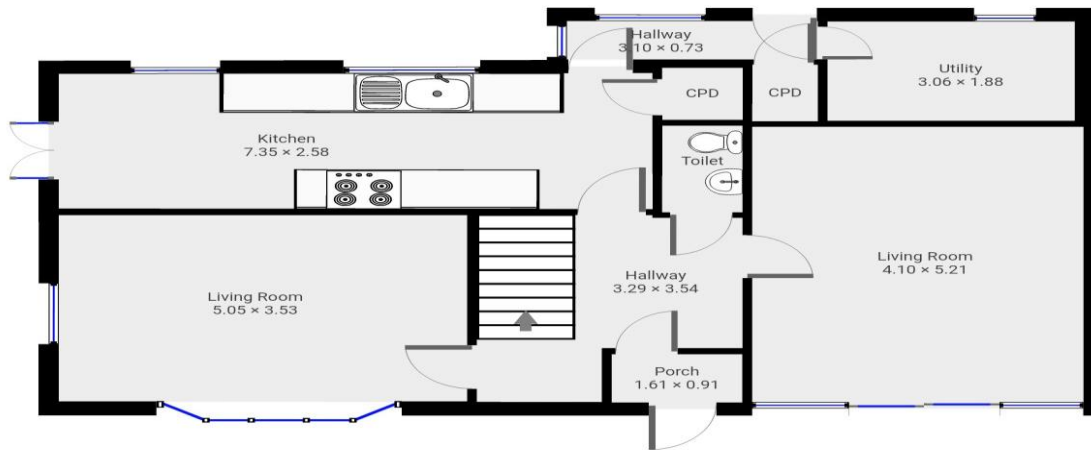
The property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

