



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

8 BOOTHGATE DRIVE, HOWDEN, DN14 7EW
OFFERS IN REGION OF £299,950





SITUATION

8 Boothgate Drive, Howden, Goole, East Yorkshire, DN14 7EW is located a short distance from the town centre and will be found by proceeding along Buttfield Road, bear right into Boothgate and then right into Boothgate Drive and the property will be found on the left hand side.

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

DESCRIPTION

This spacious, well presented and extended 3 bedroom semi-detached house enjoys family accommodation comprising briefly Entrance Hall, 13ft Lounge, 19ft Well Fitted Breakfast Kitchen, 11ft Sun Room, 16ft Dining Room, Ground Floor Shower room, 3 Bedrooms and House Bathroom. PVCu double glazing and gas central heating. Front and Rear Gardens, Ample Parking.



ACCOMODATION

ENTRANCE PORTICO

ENTRANCE HALL 11' 10" x 6' 3" (3.61m x 1.91m) to extremes

Having new composite leaded effect double glazed entrance door, ceiling coving, built in storage cupboard, under stairs storage cupboard, central heating radiator and Karndean flooring.

LOUNGE 13' 4" x 11' 8" (4.06m x 3.56m)

Having Georgian style PVCu double glazed window, ceiling coving, modern fireplace with pebble effect living flame gas fire, central heating radiator and oak flooring.

BREAKFAST KITCHEN 19' 11" x 10' 3" (6.07m x 3.12m)

Having Georgian style PVCu double glazed window, ceiling coving and containing an extensive range of attractive "Brigette, German" fitted units comprising composite store 1 1/2 sink unit set in laminated working surfaces to 3 side with drawers and cupboards with carousels under and with integrated COPLÉ ceramic induction hob. Further working surface with large pan drawers under and "kickboard" heater and adjoining built in COPLÉ electric oven and COPLÉ combination microwave/oven. Further extensive wall cupboards, wine racking and shelves. Feature central heating radiator and Karndean floor covering. Fitted breakfast seating for 4. The breakfast kitchen opens on to:-

SUN ROOM 11' 10" x 9' 3" (3.61m x 2.82m)

Having triple PVCu double glazed bi-fold doors opening onto the rear patio, Georgian style PVCu double glazed window, skylight window, central heating radiator and Karndean flooring.

SIDE ENTRANCE PASSAGE 9' 0" x 3' 4" (2.74m x 1.02m)

Having new composite double glazed stable door, central heating radiator and stone flooring.

BOILER CUPBOARD 6' 3" x 2' 5" (1.91m x 0.74m)

Containing WORCESTER conventional gas central heating boiler and plumbing for an automatic washer.





GROUND FLOOR SHOWER ROOM

Having Georgian style PVCu double glazed window, fully tiled walls and floor and underfloor heating. Walk in shower with Aquas ECO double shower, vanity hand basin with drawer under and W.C.

DINING ROOM 16' 2" x 8' 5" (4.93m x 2.57m)

Georgian style PVCu double glazed window, ceiling coving, triple fitted cupboard, central heating radiator and laminate floor covering.

STAIRCASE

Staircase with PVCu double glazed window and blind, leading to landing with carpeting and airing cupboard housing cylinder with immersion heater and leading to:-



FRONT BEDROOM 11' 11" x 10' 10" (3.63m x 3.3m) to the front of the wardobes

Having Georgian style PVCu double glazed window with blind, ceiling coving, range of fitted furniture comprising 4 double door wardrobes and dressing table unit, central heating radiator and carpeting.

2ND REAR BEDROOM 11' 11" x 10' 5" (3.63m x 3.18m)

Having Georgian style PVCu double glazed window with blind, ceiling coving, central heating radiator and carpet.



3RD FRONT BEDROOM 8' 11" x 7' 11" (2.72m x 2.41m)

Having Georgian style PVCu double glazed window with blind, fitted wardrobe and bedside drawers, central heating radiator and carpeting.

BATHROOM 7' 9" x 5' 4" (2.36m x 1.63m)

Having 2 Georgian style PVCu double glazed windows, fully tiled walls and suite of corner panelled bath with mixer tap and shower attachment, vanity wash basin and W.C. Towel radiator and cushion floor covering.



OUTSIDE

FRONT GARDEN

Front lawn garden with good size side drive with parking for 2 vehicles.

REAR GARDEN

Rear paved patio area, artificial lawn area and useful timber garden shed.



SERVICES

Its is understood mains drainage, water, gas and electricity are installed.

There is a gas fired central heating system.

PVCu double glazing as detailed.

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

VIEWING

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.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

OUTGOINGS

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

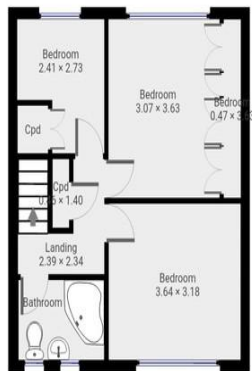
FLOOR PLANS

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |