



screetons

20 Bridgegate

Howden, DN14 7AB



RENOVATION PROJECT*

A very rare opportunity has arisen to acquire this substantial, period, semi-detached property located right in the heart of Howden town centre, within walking distance of all amenities and approximately 1 mile from J37 of the M62. The property offers 5 bedroom accommodation with walled gardens, garage and off street parking, however the property does require complete renovation but has the potential to provide an excellent family home.

NO CHAIN.

Offers in the region of
£200,000

25 Bridgegate
Howden
East Yorkshire
DN14 7AA

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Offices also at Goole, Snaith & Thorne

www.screetons.co.uk

THE ACCOMMODATION

- **Entrance Hall** 11' 8" x 9' 8"
(3.56m x 2.95m)

Tiled floor.

- **Sitting Room** 15' 3" x 25' 2"
(4.65m x 7.67m)

Two central heating radiators. Doors to rear garden.



- **Dining Room** 11' 8" x 15' 3"
(3.56m x 4.65m)

One central heating radiator. Exposed beamed ceiling.

- **Inner Hall** 14' x 11' 8"
(4.27m x 3.56m)

Stairway leading to the first floor. Fire recess with tiled hearth.

- **Kitchen** 11' 3" x 10' 6"
(3.43m x 3.2m)

Range of fitted units. Rear access door. One central heating radiator.



- **Landing**

- **Bedroom One** 7' 8" x 11' 6"
(2.34m x 3.51m)

To the rear elevation. One central heating radiator.

- **Bedroom Two** 12' x 14'
(3.66m x 4.27m)Max size.

To the front elevation. One central heating radiator. Wall mounted 'Baxi' boiler. Built in storage cupboard with access to the loft.

- **Bedroom Three** 11' 6" x 14' 1"
(3.51m x 4.29m)

To the front elevation. One central heating radiator.

- **Bedroom Four** 16' 3" x 14' 2"
(4.95m x 4.32m)

To the front elevation. One central heating radiator.

- **Bedroom Five** 10' 7" x 11' 6"
(3.23m x 3.51m)

To the rear elevation. One central heating radiator.

- **Shower Room** 7' 3" x 7' 2"
(2.21m x 2.18m)

Coloured three piece suite. One central heating radiator.

- **Bathroom** 7' 3" x 7' 2"
(2.21m x 2.18m)

Coloured three piece suite. One central heating radiator.

OUTSIDE

Double gates at the front give vehicular access to the rear.

To the rear of the property there is a fully enclosed walled garden with quarry tiled seating area, outside w.c. and a detached garage.



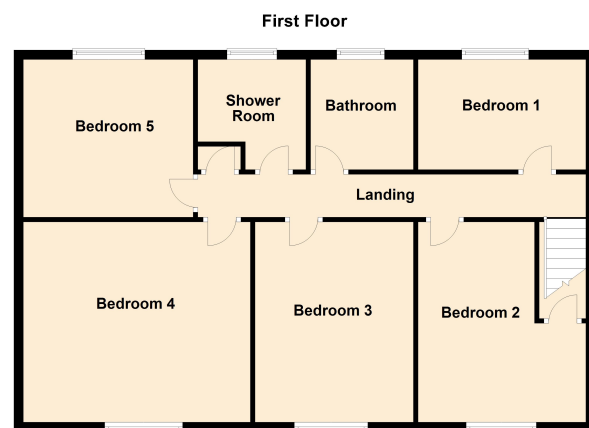
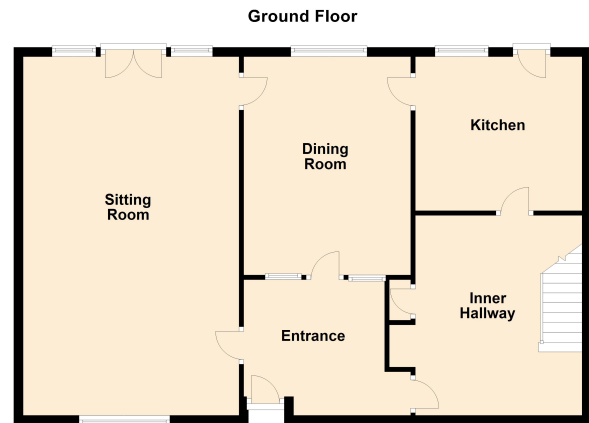
- **Landing**

- **Bedroom One** 7' 8" x 11' 6"
(2.34m x 3.51m)

To the rear elevation. One central heating radiator.



FLOOR PLAN



GENERAL REMARKS

- Tenure**

It is understood that the tenure of the property is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

- Possession**

The property is being offered for sale with vacant possession on completion.

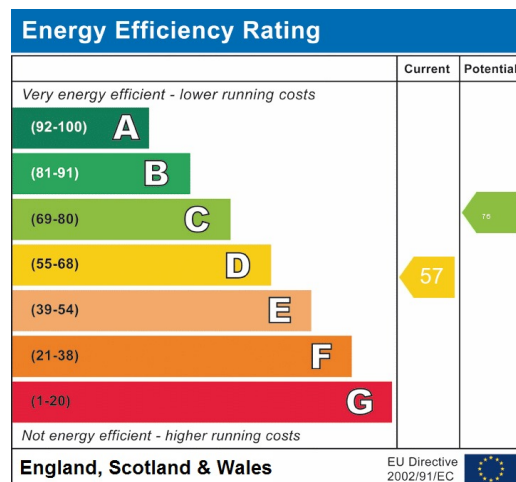
- Viewing**

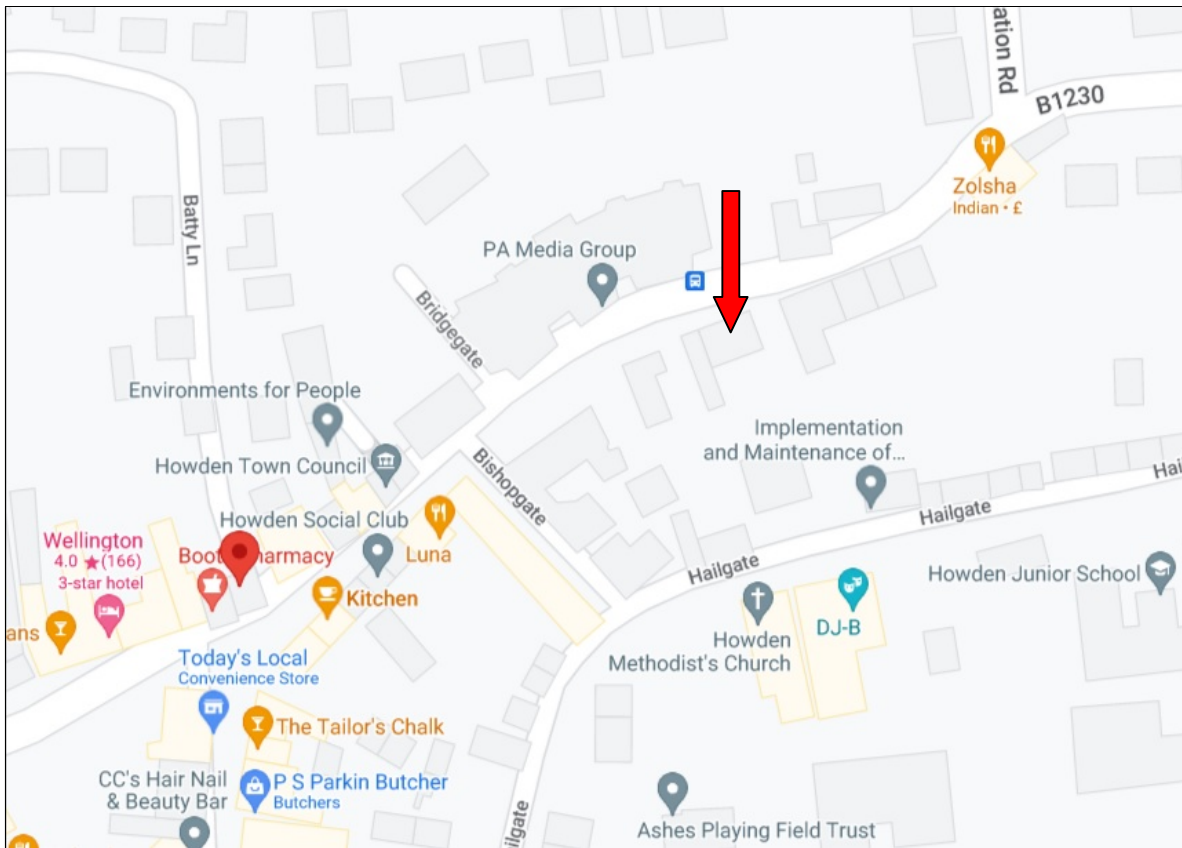
By appointment with the agents.

- Plans & Particulars**

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

ENERGY PERFORMANCE GRAPHS





IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.