



Orchard Lodge,
1A Knedlington Road, Howden, DN14 7DG

**For Sale By Tender
Offers Invited**

Property Features

- Individual Detached Bungalow in sought after location
- 19' Lounge, 23' Dining Kitchen & Utility
- 3 Double Bedrooms, Bathroom & Shower Room
- Gas CH, UPVC DG, Double Garage & Large Gardens
- For Sale By Tender - Offers Invited

Full Description

SITUATION

The property is best approached from Goole by taking the A614 towards Howden and at the mini roundabout adjoining the former Ferryboat Public House turn left towards Selby. Proceed for approximately half a mile and at the Knedlington Crossroads turn right into Knedlington Road. Proceed through the S Bend and the property will be found on the left handside of Knedlington Road clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an Individual Detached Bungalow being situated in perhaps one of the most sought after Residential locations in the area and within easy walking distance of the centre of the Historic Minster Town of Howden and all local amenities. The cities of York, Hull and Leeds are all within commuting distance and J37 of the M62 Motorway is within 2 miles allowing easy access to the other leading Business Centres.

The very spacious accommodation which is in need of general updating and modernisation presently comprises:

ACCOMMODATION

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

UPVC front door and radiator.

CLOAKROOM

White suite comprising low flush WC and hand washbasin with tiled splashback. Radiator.

LOUNGE 19' 6" x 13' 9" (5.94m x 4.19m)

Adam Style fireplace housing living flame Gas Fire. Bay window to front, 2 radiators, 3 wall lights and double doors into:



DINING KITCHEN 23' 6" x 12' 0" (7.16m x 3.66m)

Range of units comprising sink unit, base units with worktops, wall cupboard and larder unit. Built in oven and hob with extractor. 2 radiators, part ceramic tiled walls and floor, and patio doors to the rear.

UTILITY ROOM 11' 3" x 5' 9" (3.43m x 1.75m)

Sink unit, plumbing for auto washer, radiators, ceramic tiled floor, built in cupboard and gas central heating boiler. Personal door into the Double Garage and UPVC door to the rear.

INNER HALLWAY

Cloaks cupboard and radiator.

MASTER BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Range of built in wardrobes, bay window to front, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator and ceramic tiled walls.

SIDE BEDROOM 13' 6" x 9' 6" (4.11m x 2.9m)

Built in wardrobes, drawers and bedside cabinets. Radiator.

SIDE BEDROOM 10' 0" x 9' 6" (3.05m x 2.9m)

Built in wardrobes, vanity unit and radiator.

BATHROOM

Coloured suite comprising panelled in bath, vanity washbasin, low flush WC and shower cubicle. Heated towel rail and ceramic tiled walls.

TO THE OUTSIDE

Attached DOUBLE GARAGE 19' 9" x 19' 6" with 2 roller doors to front, power and water laid on, personal door into the Utility Room and block paved gated driveway from Knedlington Road.

The property stands in large predominately lawned Gardens.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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



COUNCIL TAX

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

MODE OF SALE

This property is being offered for Sale by Informal Tender with the closing date for offers being Friday 9th June 2023. Final and Best Offers should be made in writing and the offer letter should clearly set out the following:-

1. The amount of your offer.
2. Confirmation as to how your offer will be funded (i.e. cash or loan).
3. Any other conditions, in detail, which maybe attached to your offer.

Your offer should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU in an envelope clearly marked "Orchard Lodge Tender".

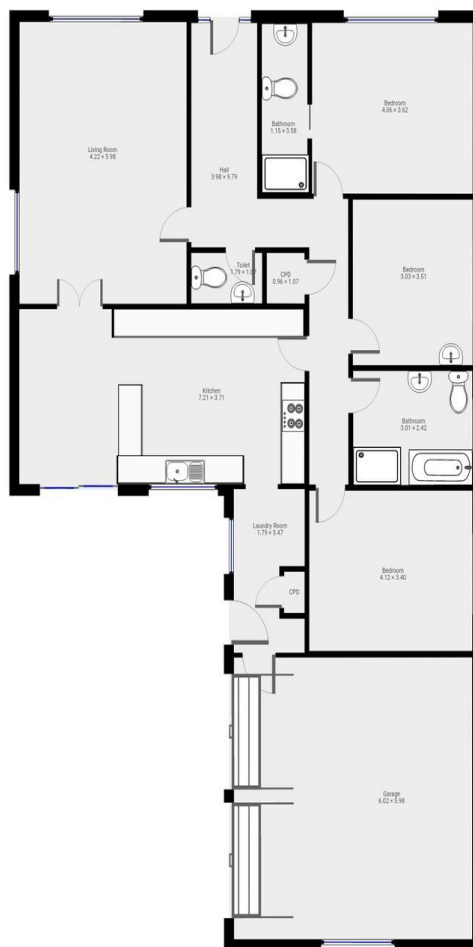
ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia, Goole, North
Humberside, DN14 5BU
59 Gowthorpe
Selby
YO8 4HE

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements