



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

4 MILLSTONE GARTH, HOWDEN, DN14 7FU  
OFFERS IN REGION OF £470,000





#### KEY FEATURES

- SPACIOUS WELL PRESENTED DETACHED FAMILY HOUSE
- 21FT LOUNGE, STUDY
- 28FT OPEN PLAN KITCHEN - LIVING ROOM
- 4 DOUBLE BEDROOMS, BATHROOM, EN-SUITE
- GARAGE & PARKING
- POPULAR RESIDENTIAL CUL-DE-SAC



#### SITUATION

4 Millstone Garth, Howden, DN14 7FU is located in this popular residential cul-de-sac convenient for the centre of Howden and will be found when leaving the Agents office north out of Market Place and then left into Bridgegate and then into Pinfold Street and then right into Marsh End and the Millstone Garth cul-de-sac is straight in front of you.



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 spacious family house offers accommodation comprising briefly Entrance Hall, Cloakroom, Central Hall, 21ft Lounge, 28ft Open Plan Kitchen-Living Room, Study, 4 Double Bedrooms, House Bathroom and En-suite. Gardens. Attached Garage with Utility area, Additional Parking Space, PVCu Double Glazing and Gas Central Heating.

Inspection recommended to appreciate the unique location and accommodation available.

## ACCOMMODATION

### ENTRANCE HALL 6' 10" x 6' 1" (2.08m x 1.85m)

Having composite double glazed door, ceiling coving, central heating radiator and oak flooring.

### CLOAKROOM 6' 2" x 3' 5" (1.88m x 1.04m)

Having vanity hand basin with cupboard under, W.C., part tiled walls and tiled floor.

### CENTRAL HALL 12' 4" x 6' 4" (3.76m x 1.93m) to extremes including stairs

Having ceiling coving, central heating radiator and oak flooring.

### LOUNGE 21' 10" x 13' 2" (6.65m x 4.01m)

Having dual aspect PVCu double glazed sash windows with blinds, beamed ceiling, brick fireplace with stone hearth and with solid fuel stove inset, 2 central heating radiators and carpeting.

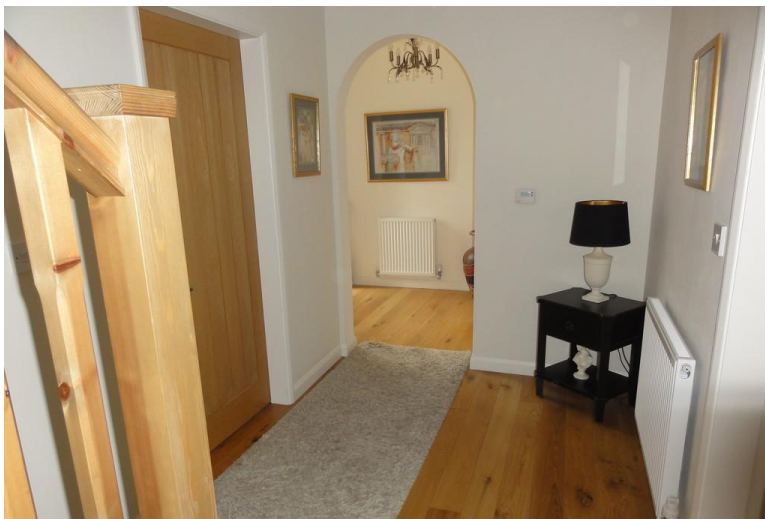
### OPEN PLAN KITCHEN - LIVING ROOM 28' 6" x 11' 4" (8.69m x 3.45m)

This superb open plan kitchen-living room enjoys PVCu double glazed French door and 2 PVCu double glazed sash windows overlooking the rear garden, ceiling spot lights, 2 central heating radiators and cushion floor covering.

The attractive kitchen units comprise stainless steel 1 1/2 sink unit set in granite working surface and with cupboards and integrated dishwasher under, further granite working surface with NEFF 5 ring ceramic induction hob and NEFF extractor over and cupboards and drawers under, extensive further full height cupboards, built-in fridge and freezer and integrated NEFF electric oven-grill and NEFF microwave.

### STUDY 9' 1" x 7' 1" (2.77m x 2.16m)

Having PVCu double glazed sash window, central heating radiator and carpeting.





## STAIRCASE

Staircase and landing having PVCu double glazed sash window, ceiling coving, central heating radiator, airing cupboard and carpeting and leading to:

**MASTER BEDROOM 16' 11" x 11' 9" (5.16m x 3.58m)**  
to extremes

Having 2 PVCu double glazed sash windows, ceiling coving, central heating radiator and carpeting.

**ENSUITE SHOWER ROOM 6' 0" x 6' 0" (1.83m x 1.83m)**

Having PVCu double glazed sash window, tiled walls and floor and vanity wash basin with cupboard under, shower cubicle with plumbed shower and W.C. Towel radiator.

**2ND FRONT BEDROOM 13' 8" x 9' 8" (4.17m x 2.95m)**

Having PVCu double glazed sash window, ceiling coving, central heating radiator and carpeting.

**3RD REAR BEDROOM 11' 1" x 10' 11" (3.38m x 3.33m)**

Having PVCu double glazed sash window, central heating radiator and carpeting.

**4TH REAR BEDROOM 11' 1" x 10' 5" (3.38m x 3.18m)**

Having PVCu double glazed sash window, central heating radiator and carpeting.

**STORAGE CUPBOARD 5' 7" x 5' 5" (1.7m x 1.65m)**  
with part sloped ceiling

**HOUSE BATHROOM 10' 4" x 8' 9" (3.15m x 2.67m)**  
to extremes

Having part sloped ceiling with skylight, double glazed window, panelled bath, walk-in shower with plumbed shower, vanity wash basin with cupboard under and W.C. Part tiled walls, towel radiator and tiled floor.

**GARAGE 21' 0" x 8' 9" (6.4m x 2.67m)**

The attached garage has utility area with laminate working surface with appliance space under and side larder unit and Ideal gas combination boiler. Side personal door, 2 PVCu double glazed sash windows, water tap and remote control up and over door.

## OUTSIDE

### FRONT GARDEN

Open plan front garden.



### REAR GARDEN

Rear lawn garden with paving and shrub border.

### ALLOCATED PARKING SPACE

Further allocated parking space for one vehicle within the cul-de-sac.

### SERVICES

Mains water, electricity, gas and drainage are installed. Gas fired central heating system by the combination boiler in the garage utility area.

PVCu double glazing as detailed.

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.

### 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.



### 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

It is understood that 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.



FLOOR PLANS

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83   <b>B</b>	90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		