



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**TOWGARTH HOUSE. 7 TOWGARTH WALK
EASTRINGTON, NR HOWDEN, DN14 7QU
OFFERS IN REGION OF £650,000**





SITUATION

From Goole take the A614 to Howden and at Long's roundabout on the Northern edge of the Town take the B1230 towards Gilberdyke and Newport. Proceed for approximately one mile and turn left towards Eastrington. On entering the Village travel along High Street and at the T Junction turn left into Pinfold Street. Take the first right into Sandholme Road and then turn immediately left where Towgarth Walk will be found on the right hand side.



THE PROPERTY

This consists of a very spacious Detached House which enjoys panoramic open views over Countryside to the front, being situated in an excellent tucked away position on the edge of the sought after rural Village of Eastrington which is located within 3 miles of the historic Minster Town of Howden where a good selection of local shops and recreational amenities can be found together with a railway station.



The Cities of Hull, York and Leeds are within easy commuting distance and J37 of the M62 Motorway is within 3 miles and allows easy access to the major Yorkshire Business Centres. The extremely well presented and re-decorated accommodation extends to over 3000 sq ft on 3 floors and presently comprises:



GROUND FLOOR

ENTRANCE HALL

Recently installed Anglian Windows Composite front door, radiator, oak floor and impressive spindled staircase to the first floor.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back. Radiator and travertine tiled floor.

LOUNGE 17' 9" x 17' 9" (5.41m x 5.41m)

Marble fireplace housing gas fire. Radiator and double doors into the Dining Room.



LIVING KITCHEN 24' 3" x 14' 6" (7.39m x 4.42m)

Extensive range of Oak units comprising twin bowl sink unit, base units with granite worktops and upstands, pan drawers, wall cupboards, glass fronted display wall cupboards and larder unit. Built in double oven and 5 ring gas hob with extractor over. Integrated microwave and dishwasher. Radiator, spotlights, downlighters and concealed lighting. Personnel door into the double garage and French doors to the rear garden.

DINING ROOM 17' 6" x 12' 3" (5.33m x 3.73m)

Radiator and French doors to the rear garden.



FIRST FLOOR

SPACIOUS LANDING

This is approached via the impressive spindled staircase from the Entrance Hall, and opening from the Landing which has a radiator and linen cupboard with a radiator are:

SPACIOUS MASTER BEDROOM 16' 3" x 13' 3" (4.95m x 4.04m)

Positioned to the front of the house with ample space for freestanding furniture. This Bedroom benefits from spectacular views over the Countryside from its large Bay Window. There is a door to the fully tiled Ensuite and a separate door to the large walk in Dressing Room, and comprise:

ENSUITE SHOWER ROOM

White suite comprising walk in Shower, pedestal washbasin and low flush WC. Heated towel rail, downlighters, ceramic tiled walls and ceramic tiled floor.





DRESSING ROOM

Radiator

FRONT DOUBLE BEDROOM 17' 9" x 14' 6" (5.41m x 4.42m)

A spacious double Bedroom with radiator and enjoys views over the countryside to the front.

REAR DOUBLE BEDROOM 17' 9" x 12' 3" (5.41m x 3.73m)

A very spacious double Bedroom with 2 windows to rear and radiator.

REAR DOUBLE BEDROOM 14' 6" x 14' 3" (4.42m x 4.34m)

Radiator.

STUDY 11' 3" x 8' 0" (3.43m x 2.44m)

Radiator and window to front.

HOUSE BATHROOM

This fabulous House Bathroom comprises a 4 piece suite including a walk in shower. The walls are black and white tiles with white tiles to the floor. There are spotlights to the ceiling and an obscure glazed window to the rear.



SECOND FLOOR

LANDING

This is approached via the spindled staircase from the first floor landing and opening from the second floor landing are:

CINEMA ROOM 22' 3" x 16' 6" (6.78m x 5.03m)

Radiator and 4 Velux roof lights.

GUEST BEDROOM 23' 6" x 17' 9" (7.16m x 5.41m)

The largest room in the house having ample space for freestanding furniture and enjoys spectacular views over the Countryside to front and leads to the fully tiled Ensuite which comprises:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail, downlighters, ceramic tiled walls, ceramic tiled floor and Velux roof light.





TO THE OUTSIDE

Integral DOUBLE GARAGE 19' 3" x 15' 9" with electric up and over door to front and UTILITY AREA with sink unit, base unit with worktops and wall cupboards. Plumbing for auto washer and cupboard housing gas fired central heating system.

Block paved driveway to front.

Predominately hard landscaped area to front providing additional parking.

Enclosed re-turfed lawned garden area to rear with large decked area and raised sleeper borders.

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 G, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

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

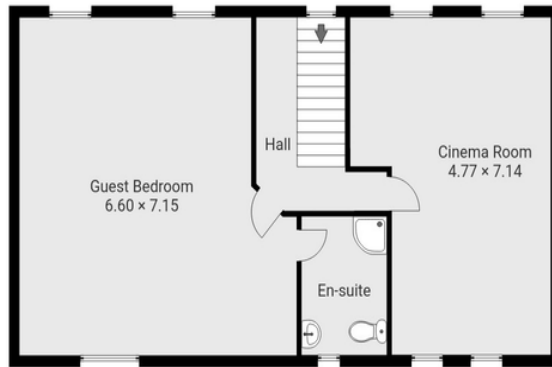
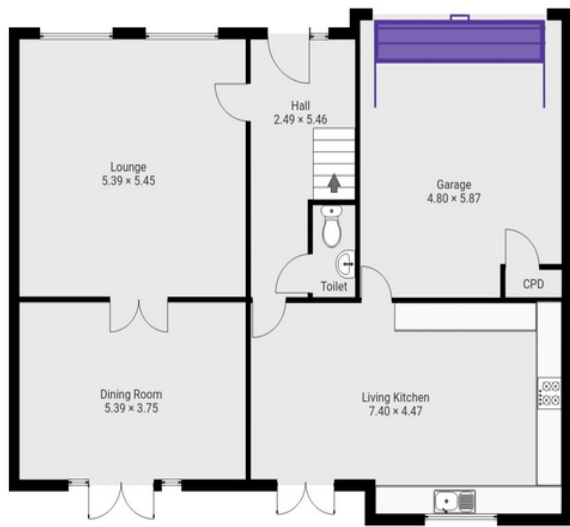
ENERGY PERFORMANCE GRAPHS

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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		