



8 Pinfold Street

Howden, Goole, DN14 7DD

Offers In Region Of £160,000

Property Features

- Period End Town House
- 15ft Lounge, Kitchen & Conservatory
- 2 Good Sized Bedrooms. Bathroom
- Enclosed Rear Garden
- Electric Nightstore Heating



Full Description

SITUATION

8 Pinfold Street, Howden, DN14 7DD is located in a residential area close to the centre of Howden.

The property will be found when leaving the Agents offices by proceeding north and then left into Bridgegate which runs into Pinfold Street and then property is on the left hand side.

The Market Town of Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximately 25 mile radius and this popular Market Town is located within 1.5 miles of access to the M62 motorway and Junction37.

DESCRIPTION

The property comprises of a Period End Town House and the accommodation briefly includes 15ft Lounge, Kitchen, Lean to Conservatory, 2 Good Sized Bedrooms and Bathroom. Enclosed Rear Garden. Electric night-store heating.

ACCOMMODATION

SMALL ENTRANCE

Having double doors opening into:-

LOUNGE 15' 11" x 12' 4" (4.85m x 3.76m)

Having ceiling coving, fireplace, 2 Dimplex electric storage heaters and carpeting.

KITCHEN 9' 6" x 9' 4" (2.9m x 2.84m)

Having ceiling coving, stainless steel sink unit with cupboards and appliances space under and matching wall unit. Freestanding Berkeley electric cooker and cushion floor covering.



LEAN TO CONSERVATORY

Having PVCu double glazed French doors giving access to rear garden. PVCu double glazed windows and cushion floor covering. Walk-in understairs store cupboard.

STAIRCASE

Banistered staircase with Dimplex electric storage heater leads to landing with carpeting and airing cupboard housing cylinder with immersion and leading to:-

FRONT BEDROOM 12' 8" x 12' 8" (3.86m x 3.86m) to extremes

Having ceiling coving, Creda electric storage heater, walk-in cupboard and carpeting.

2ND FRONT BEDROOM 11' 10" x 7' 2" (3.61m x 2.18m)

Having ceiling coving, Creda electric storage heater and carpeting.

BATHROOM 6' 6" x 4' 8" (1.98m x 1.42m)

Having panelled bath, pedestal wash basin and W.C. Ceiling coving, fully tiled walls and carpeting.

OUTSIDE

Front flash pavement.

Enclosed rear lawn garden with small wooden store.

N.B There is a Pedestrian Right of Way over the rears of No. 6 & 4 to the front.

SERVICES

Mains services of water, electricity and drainage are installed.

Electric Night-store Heating.

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

OFFICE 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 A 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 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.

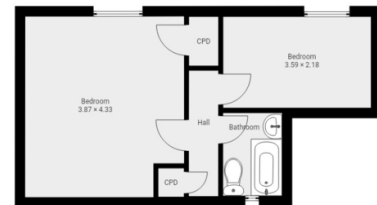
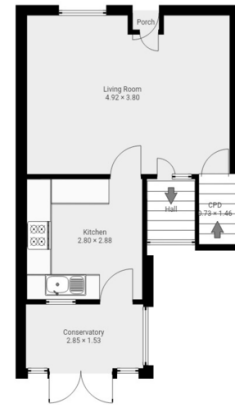
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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 Graph 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

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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.