

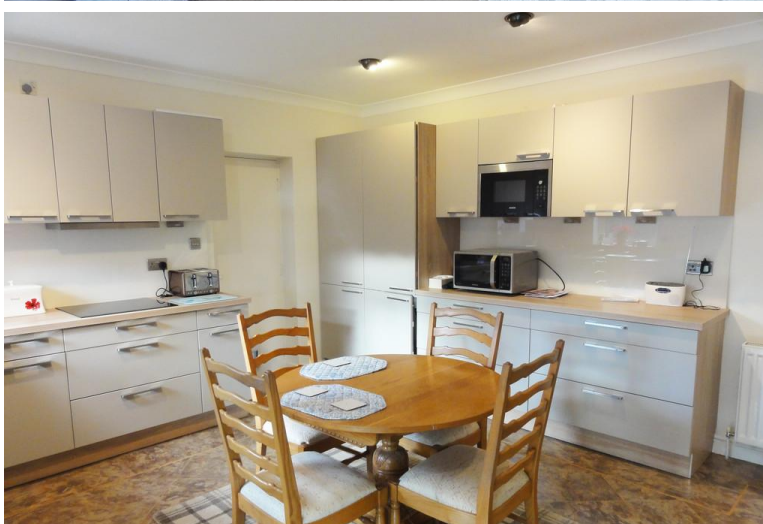


**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

7 THE HALL SPINNEY, HOWDEN, DN14 7FD
OFFERS IN REGION OF £460,000





SITUATION

7 The Hall Spinney, Howden, DN14 7FD is located in this renowned and popular cul-de-sac location and enjoys views over the 'Spinney Pond' and is close to the centre of Howden. The property will be found when leaving the Agent's offices by proceeding north and then right into Bridgegate and then left into Station Road and the Hall Spinney cul-de-sac is the first right. The property is on the right hand side.

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

The property comprises a spacious modern bungalow with front and rear gardens, PVCu double glazing and gas central heating.

The spacious accommodation briefly comprises: 20ft Entrance Hall, 24ft Lounge, 15ft Dining Room, Cloakroom, 15ft well fitted Kitchen, Conservatory, Master Bedroom with En-suite and walk-in wardrobe, 2 further Bedrooms and Bathroom. Attached Double Garage.

ACCOMMODATION

OPEN PORCH AREA

ENTRANCE HALL 20' 9" x 5' 7" (6.32m x 1.7m)
plus 10' 7" x 4' 0" (3.23m x 1.22m)

Having leaded effect PVCu double glazed entrance door, ceiling coving, 2 door airing cupboard housing the cylinder with immersion heater, 2 central heating radiators and carpeting.

CLOAKROOM 7' 0" x 3' 10" (2.13m x 1.17m)

Having pedestal washbasin, W.C., central heating radiator and tiled floor.

LOUNGE 24' 8" x 11' 8" (7.52m x 3.56m) plus the walk in bay area

Having dual aspect of PVCu double glazed bay window enjoying views of the 'Spinney Pond' and PVCu double glazed window with blind, ceiling coving, attractive fireplace with ornate oak fire surround and electric coal effect fire inset. 2 central heating radiators and carpeting.

DINING ROOM 15' 4" x 10' 8" (4.67m x 3.25m)

Having PVCu double glazed window enjoying views of the 'Spinney Pond', ceiling coving, central heating radiator and carpeting.

KITCHEN 18' 4" x 13' 8" (5.59m x 4.17m)

Having PVCu sliding patio door giving access to the Conservatory. PVCu double glazed window with blind, ceiling coving, extensive range of quality 'German' units (cost £18,000 to install 5 years ago) comprising corner stainless steel sink unit set in laminated working surfaces to both sides with Siemens 4 ring induction ceramic hob with extractor over, integrated electric oven/grill, built in Siemens dishwasher and extensive cupboards and drawers under and matching wall cupboards.

Further laminated working surfaces with drawers under and matching cupboard over with integrated Siemens microwave and adjoining larder, cupboards and built-in fridge and freezer.

Further laminated working surface with drawers under and matching glazed cabinets over. All ranges with under cupboard lighting and tiling.

Central heating radiator and attractive floor covering.





CONSERVATORY 11' 9" x 10' 3" (3.58m x 3.12m)
Having insulated roof, low brick walls with PVCu double glazed window, PVCu double French doors giving access to the rear garden, electric air conditioning under and attractive floor covering to match the kitchen.

MASTER BEDROOM 12' 10" x 11' 5" (3.91m x 3.48m) plus entrance

Having PVCu double glazed window with blind, ceiling coving, range of freestanding bedroom furniture, central heating radiator and carpeting.



ENSUITE 7' 0" x 6' 1" (2.13m x 1.85m) to extremes
Having fully tiled walls and floor, ceiling coving, spacious corner shower cubicle, pedestal wash basin and W.C. Central heating radiator.

WALK-IN WARDROBE 4' 10" x 4' 8" (1.47m x 1.42m)

Having railing, shelving and carpeting.

2ND BEDROOM 11' 7" x 9' 9" (3.53m x 2.97m)

Having PVCu double glazed window with blinds, central heating radiator, tall 2 door wardrobe and carpeting.



3RD BEDROOM 12' 8" x 9' 10" (3.86m x 3m)

Having PVCu double glazed window with blinds, ceiling coving, central heating radiator, tall 4 door wardrobe and carpeting.

BATHROOM 7' 8" x 7' 6" (2.34m x 2.29m)

Having PVCu double glazed window, ceiling coving, fully tiled walls, suite of panelled bath, shower cubicle with Mira electric shower, pedestal wash basin and W.C. central heating radiator and carpeting.

OUTSIDE FRONT GARDEN

Front open plan lawn garden.



GARAGE 18' 6" x 16' 1" (5.64m x 4.9m)

Brick set drive offering parking for 2 vehicles leads to the Attached Double Garage with remote control roller shutter door, personal door to the rear garden and kitchen and 2 PVCu double glazed windows.

Range of utility fittings of stainless steel sink unit set in laminated working surface with cupboards and appliance space under including plumbing for an automatic washing machine.

Ideal Classic gas conventional central heating boiler.



REAR GARDEN

Rear lawn garden with flower borders.

Paving round the bungalow and paved patio area.

SERVICES

Mains service of water, electricity, gas and drainage are installed.

PVCu double glazing as detailed.

The property has a gas fired central heating system served by the conventional boiler in the garage.

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

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OUTGOINGS

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

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.

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.

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

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.





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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		