



17 Willow Garth
Eastrington, DN14 7QP

Offers In Region Of £195,000

Property Features

- Detached Chalet House
- Popular Village Location
- 2 Bedrooms, Bathroom & Conservatory
- Good Sized Lounge, Dining Room & Kitchen
- Double Glazing. Gas Central Heating.



Full Description

SITUATION

17 Willow Garth, Easttrington, Goole, East Yorkshire, DN14 7QP is approached by turning east off the A614 and proceed 2 miles into the Village and then left into Willow Garth and the property is on the left hand side.

Eastrington is approximately 4 miles east of the Market Town of Howden and access to the M62 motorway at junction 37.

DESCRIPTION

This property comprises a Chalet House and the accommodation briefly comprises Kitchen, Good sized Lounge, Dining Room, Conservatory, Ground Floor Bathroom, 2 First Floor Bedrooms and Separate W.C. Front and rear Gardens, Off Street Parking, Gas Central Heating and PVCu Double Glazing.

ACCOMODATION

KITCHEN 11' 8" x 7' 11" (3.56m x 2.41m)

Having PVCu double glazed entrance door, 3 PVCu double glazed windows with blinds, sink unit and cushion floor covering.

DINING ROOM 10' 5" x 9' 0" (3.18m x 2.74m)

Having PVCu double glazed bow window with blind, understairs cupboard, central heating radiator and laminate floor covering.

LOUNGE 15' 6" x 10' 6" (4.72m x 3.2m)

Having PVCu double glazed French doors leading to the Conservatory. PVCu double glazed windows, with blinds, central heating radiator and electric wall heater and carpeting.



CONSERVATORY 11' 3" x 9' 4" (3.43m x 2.84m)

Having PVCu double glazed French doors leading to rear garden, PVCu double glazed windows with blinds and wall mounted Debon air wall heater.

BATHROOM 7' 10" x 6' 1" (2.39m x 1.85m) to extremes including Airing cupboard

Having PVCu double glazed window with blinds. Shower cubicle with plumbed shower. Pedestal wash basin and W.C. Towel radiator, airing cupboard and cushion flooring.

STAIRCASE

Staircase from the Dining Room, carpeted and leading to small Landing and boiler cupboard housing Ideal Logic and gas combination central heating boiler.

REAR BEDROOM 15' 0" x 9' 11" (4.57m x 3.02m) to extremes

Having 2 PVCu double glazed windows with blinds, part slope ceiling, central heating radiator, wall mounted electric heater and carpeting.

FRONT BEDROOM 10' 1" x 8' 6" (3.07m x 2.59m) to extremes

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

SEPARATE W.C. 5' 0" x 1' 11" (1.52m x 0.58m)

Having PVCu double glazed window, vanity wash basin and W.C and laminate floor covering.

FRONT GARDEN

Front lawn Garden.

SIDE AREA

Side drive offers Off Street Parking and gives access to useful side with Timber Shed 7' 9" x 5' 11".

REAR GARDEN Rear Garden Area with Timber Summerhouse 6' 9" x 6' 9" to extremes.

SERVICES

It is understood the mains water, electric, gas drainage are laid to the property.

Gas fired central heating system served by the combination boiler on the First Floor.

The property has 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.

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

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

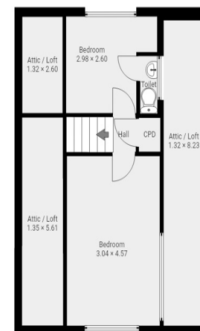
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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 and Graphs 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	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.