



Plot 12, Hunters Chase  
Kilpin, Nr Howden, DN14 7ZB

**Asking Price Of £495,000**

# Property Features

- Superbly Appointed Detached House
- 14' Lounge & 14' Living Kitchen
- 3 Bedrooms & 3 Bathrooms
- Air Source Heating, UPVC DG, Garage & Large Gardens
- Prestigious Development in popular rural Hamlet

## Full Description

### SITUATION

From Goole take the A614 to Howden and at the roundabout adjoining the former Leightons Garage turn right sign posted Kilpin. Passover the Motorway and then take the first left turn again sign posted Kilpin. Proceed for approximately one mile and on entering Kilpin pass through the "S" bend and this small Prestigious Development will be found on the right hand side just before leaving the Village and is clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This is to consists of a superbly appointed Detached House being situated on Hunters Chase which is a small Prestigious Development of individual dwellings being carried out by Howell Homes on the edge of the rural Hamlet of Kilpin which is located some two miles southwest of the Minster Town of Howden and is within three miles of J37 of the M62 Motorway. The Cities of Hull, York and Leeds are all within easy commuting distance and the property has spacious accommodation comprising:-

### GROUND FLOOR

#### ARCHED ENTRANCE PORCH

Outside light and leading to:

#### ENTRANCE HALL

Composite front door, understairs cupboard and spindled staircase leading to the first floor.

#### CLOAKROOM

White contemporary suite comprising low flush WC with concealed cistern and vanity washbasin with tiled splash back. Downlighters and porcelain tiled floor.



#### LOUNGE 14' 0" x 12' 0" (4.27m x 3.66m)

Rustic brick recessed fireplace with oak mantle housing cast iron wood burning stove on stone hearth. French doors leading to the rear Garden.

#### DINING ROOM 10' 6" x 10' 3" (3.2m x 3.12m)

#### STUDY 10' 9" x 7' 0" (3.28m x 2.13m)

#### STUNNING LIVING KITCHEN

Extensive range of Shaker style units comprising sink unit, base units with granite worktops and upstands, pan drawers, wall cupboards and larder unit. Built in double oven and ceramic hob with extractor over. Integrated Fridge, freezer, dishwasher, washer drier and wine cooler. French doors leading to the rear garden.

#### UTILITY ROOM 6' 9" x 6' 3" (2.06m x 1.91m)

Range of units comprising sink unit, base unit with granite worktops and upstands and wall cupboards. Composite door to side.

#### FIRST FLOOR

#### LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has cylinder cupboard and radiator are:

#### MASTER BEDROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator, cylinder cupboard and leading to:

#### ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, downlighters and porcelain tiled walls and floor.

#### FRONT BEDROOM 14' 0" x 10' 3" (4.27m x 3.12m)

Radiator and leading to:

#### ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, downlighters and porcelain tiled walls and floor.

#### REAR BEDROOM 11' 3" x 11' 0" (3.43m x 3.35m)

Radiator.



## HOUSE BATHROOM

White contemporary suite comprising panelled in bath, vanity washbasin and low flush WC. Shower cubicle with twin shower heads. Heated towel rail and porcelain tiled walls and floor.

## TO THE OUTSIDE

Brick and tiled DOUBLE GARAGE 22' x 12' with two electric roller doors to front, retractable ladder to open loft space and additional parking to front.

The property has large Gardens which adjoins Woodland at the rear.

## SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a Yorkshire Water adoptable sewage treatment plant. The property has air source heating with under-floor heating to the ground floor and radiators to the First Floor. All windows are double glazed with uPVC framed sealed units.

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

## COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

## VIEWING

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

## ENERGY PERFORMANCE GRAPHS

The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. A Predicted Energy Performance Certificate has been obtained by the Developer and the property has been rated as Band B.

## 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.



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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