



2 Carlton Court
Howden, DN14 7JD

Asking Price Of £295,000

Property Features

- Superbly Presented Townhouse in Mews Courtyard
- Lounge, Dining Room & Kitchen
- 4 Bedrooms & House Bathroom
- Gas CH, PVCu DG, 18' Garage & Excellent Gardens
- Ideally placed for York, Hull, Leeds & J37 of M62

Full Description

SITUATION

2 Carlton Court, Howden, DN14 7JD is located in a residential area close to the centre of Howden.

From Howden take Station Road (B1228) towards Bubwith. Take the first left turn into Shelford Avenue then the 5th right turn into Willerby Drive. Take the first left turn into Gowdall Way and then left again into Carlton Court where the property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a superbly presented Townhouse being situated in a Mews Courtyard towards the edge of the sought after Historic Market Town of Howden which is ideally placed for York, Hull, Leeds and J37 of the M62 motorway. The good sized accommodation presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Composite front door and radiator.

CLOAKROOM

White suite comprising low flush W.C. and vanity washbasin. Radiator and ceramic tiled walls.

LOUNGE 14' 6" x 12' 3" (4.42m x 3.73m)

Adam style fireplace housing electric fire. Radiator, understairs cupboard and 2 wall lights. Spindled staircase to the First Floor and double doors leading into:-

DINING ROOM 11' 3" x 8' 9" (3.43m x 2.67m)

Radiator and patio doors to the rear garden.



KITCHEN 11' 3" x 8' 9" (3.43m x 2.67m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Plumbing for automatic washer. Built-in oven and gas hob with chimney extractor over. Radiator and PVCu door to the rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Lounge and opening from the Landing which has a radiator and airing cupboard housing cylinder are:-

FRONT BEDROOM 11' 6" x 10' 9" (3.51m x 3.28m)

Radiator and Cottage style window to front.

FRONT BEDROOM 11' 6" x 9' 0" (3.51m x 2.74m)

Radiator and 4 door wardrobes.

FRONT BEDROOM 8' 6" x 8' 0" (2.59m x 2.44m)

Radiator.

REAR BEDROOM 14' 3" x 11' 0" (4.34m x 3.35m)

Radiator.

HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush W.C. and shower cubicle. Radiator and ceramic tiled walls.

TO THE OUTSIDE

Brick GARAGE 18' x 8' 3" with electric roller door to front, personal door to side, power laid on, gas central heating boiler and block paved driveway from Carlton Court which provides Off Street Parking for 3 vehicles.

Lawned garden to front.

Superb mature Garden to rear with Summerhouse, garden shed and patio area.

SERVICES

Mains services of water, electricity, gas and drainage are installed. The property has gas central heating served by the boiler in the Garage.

PVCu double glazing as detailed

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



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.

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.

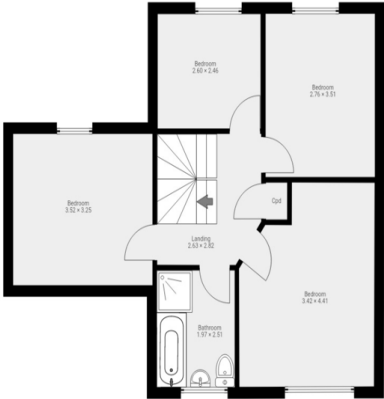
ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Graph is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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