



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

23 SELBY ROAD, HOWDEN, DN14 7JW
OFFERS IN THE REGION OF £395,000





KEY FEATURES

- Well Presented Modern Detached House
- 4 Double Bedrooms, 3 Bathrooms/En-suites
- 27ft Dining Kitchen, 16ft Lounge, Snug/Office
- Enclosed Rear Garden. Detached Garage
- Inspection strongly recommended to appreciate quality of accommodation.

SITUATION

23 Selby Road, Howden, DN14 7JW is situated on the new and popular Bellway Development and will be found when leaving the Agent's offices by proceeding north and then left into Bridgegate and then right into Northolmby Street which leads into Selby Road and 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

This property comprises a very well presented modern detached family house having been well presented and maintained by the current owners since purchased.

The accommodation briefly comprises: Hall, Cloakroom, 16ft Lounge, Snug/Office, 27ft Luxury Dining Kitchen, 4 Double Bedrooms, House Bathroom, En-suite and Jack & Jill En-suite. Front and Enclosed Rear Gardens. Detached Garage. PVCu Double Glazing and Gas Central Heating

ACCOMMODATION



ENTRANCE HALL 16' 5" x 6' 7" (5m x 2.01m) to extremes

Having composite double glazed front door, central heating radiator and laminate floor covering.

CLOAKROOM 6' 1" x 3' 0" (1.85m x 0.91m)

Having pedestal wash basin and W.C., central heating radiator and ceramic tiled floor.

LOUNGE 16' 1" x 10' 9" (4.9m x 3.28m)

Having PVCu double front picture window, feature fireplace with log effect gas fire inset, central heating radiator and laminate floor covering.



SNUG/OFFICE 9' 4" x 8' 11" (2.84m x 2.72m)

Having PVCu double glazed window, central heating radiator, built-in storage cupboard and laminate floor covering.

LUXURY DINING KITCHEN 27' 10" x 11' 0" (8.48m x 3.35m)

Having PVCu double glazed French Doors giving access to rear garden, PVCu double glazed window. Range of fitted units comprising 1 1/2 sink unit set in laminate working surface with extensive cupboards and drawers under an incorporating built-in dishwasher, fridge and freezer, integrated Bosch 5 ring gas hob with extractor over and Bosch oven and separate grill and wall cupboards.

2 central heating radiators and attractive ceramic tiled floor.



SIDE ENTRANCE/UTILITY 6' 1" x 6' 0" (1.85m x 1.83m)

Having composite double glazed entrance door, stainless steel sink unit set in laminate working surface with cupboards and appliance space under. Cupboard housing Ideal Logic gas central heating boiler and matching ceramic tiled floor.



STAIRCASE

Bannistered staircase and landing having carpeting and airing cupboard housing Kingspace boiler and central heating controls and leading to:

MASTER BEDROOM 12' 10" x 10' 3" (3.91m x 3.12m)

Having PVCu double glazed window, 5 door built-in wardrobe, central heating radiator and carpeting.

EN-SUITE 6' 1" x 5' 2" (1.85m x 1.57m) plus shower

Having PVCu double glazed window, vanity wash basin and W.C., shower cubicle, towel radiator and ceramic tiled floor.



BEDROOM 2 12' 9" x 10' 11" (3.89m x 3.33m) to extremes

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

BEDROOM 3 12' 9" x 11' 7" (3.89m x 3.53m) to extremes

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

JACK & JILL EN-SUITE 6' 5" x 3' 6" (1.96m x 1.07m) plus shower

Accessed from bedrooms 2 & 3 and having PVCu double glazed window, vanity wash basin and W.C., towel radiator, built-in cupboard and ceramic tiled floor.



BEDROOM 4 10' 10" x 9' 7" (3.3m x 2.92m)

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

HOUSE BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m)

Having PVCu double glazed window, white suite of panelled bath, vanity wash basin & W.C. Towel radiator, part tiled walls and ceramic tiled floor.

OUTSIDE

FRONT GARDEN

Front lawn garden.

REAR GARDEN Pleasant enclosed rear garden with lawn and flower borders, paving and rear personal gate.

GARAGE 19' 8" x 10' 4" (5.99m x 3.15m)

The detached good size garage is accessed from Knox Avenue and offers ample of-street parking and leads to the garage with front up and over door and electrics.





SERVICES

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

The property has gas central heating and is double glazed throughout.

The property has the benefit of the balance of NHBC certificate.

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.



OUTGOINGS

It is understood that the property is in Council Tax Band E, 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.

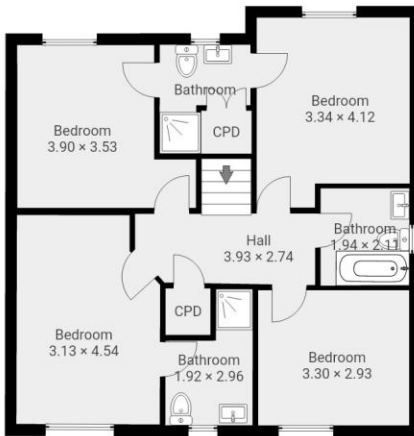
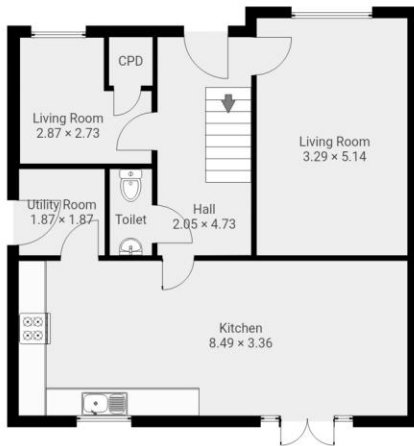
ENERGY PERFORMANCE GRAPH

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		