

26 Derwent Crescent  
Howden, DN14 7AN

**Offers In Region Of  
£190,000**

# Property Features

- Extended Semi-Detached House
- 3 Bedrooms, Loft Storage
- 20ft Lounge-Diner, 19ft Breakfast Kitchen
- Mainly PVCu Double Glazing
- Front and Rear Gardens



## Full Description

### SITUATION

26 Derwent Crescent, Howden, DN14 7AN will be found when leaving the Agent's office by proceeding east along Highbridge and left into and through Hailgate to Hull Road and then turn left off Hull Road into Derwent Road and then 2nd right into Derwent Crescent 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 extended semi-detached house has mainly PVCu double glazing and the accommodation briefly comprises: Entrance Hall, Cloakroom, 20ft Lounge-Diner, Garden Room, 19ft Breakfast Kitchen, 3 Bedrooms, Bathroom and Loft Storage. Front and Rear Gardens.

### ENTRANCE HALL

### CLOAKROOM

Having coloured leaded effect PVCu double glazed window, W.C. and fully tiled walls and floor.

### LOUNGE/DINER 20' 4" x 11' 4" (6.2m x 3.45m) to extremes

Having dual aspect including front PVCu bow window and double doors to the garden room.

Ceiling coving, fireplace with open fire set and carpeting.

### GARDEN ROOM 10' 4" x 7' 1" (3.15m x 2.16m)

Having PVCu double glazed French Doors and side panels overlooking the rear garden. Ceiling coving and carpeting.





**BREAKFAST KITCHEN** 19' 4" x 8' 4" (5.89m x 2.54m) to extremes

Having PVCu double glazed window, ceiling coving, carpeting and under stairs store cupboard.

Range of fitted units comprising sink unit set in laminated working surface mainly to 2 sides with extensive cupboards and drawers under and matching wall units. Part tiled and part boarded walls.

#### STAIRCASE

Bannistered staircase with half and full landings having PVCu double glazed windows and carpeting and leading to:



**FRONT BEDROOM** 11' 4" x 11' 1" (3.45m x 3.38m) to extremes plus the entrance

Having PVC double glazed window, ceiling coving, feature display fireplace and carpeting.

**2ND REAR BEDROOM** 12' 5" x 8' 4" (3.78m x 2.54m) plus the entrance

Having PVCu double glazed window, ceiling coving, airing cupboard housing the cylinder with immersion heater.

**3RD FRONT BEDROOM** 8' 8" x 7' 11" (2.64m x 2.41m) to extremes including the overstairs area

Having 2 PVCu double glazed windows, ceiling coving and carpeting.

**BATHROOM** 7' 5" x 4' 7" (2.26m x 1.4m) to extremes

Having coloured leaded effect double glazed windows and fully tiled walls and floor. White suite of panelled bath with Triton T80 electric shower, pedestal wash basin and W.C.

Drop down ladder from Landing leads to:

**LOFT STORAGE** 18' 9" x 8' 3" (5.72m x 2.51m)

Having part slope ceiling, 2 Velux double glazed skylight windows and carpeting.

#### OUTSIDE

##### FRONT GARDEN

Front lawn garden with flower borders and walled or railing boundaries.

##### REAR GARDEN

Enclosed rear garden with lawn and border and a Timber Summerhouse.



## SERVICES

Mains water, electricity and drainage are installed. PVCu double glazing as detailed.

There are radiators in several rooms which appeared to be served by a solid fuel back boiler system, which has not been used recently.

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 A, 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.

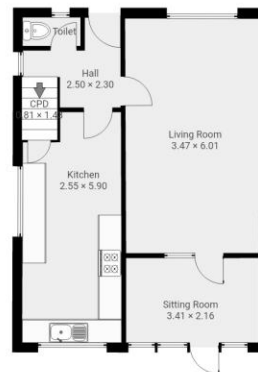
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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 is shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 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