



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

2 PEAR TREE PARK, HOWDEN, DN14 7BG
OFFERS IN REGION OF £410,000





KEY FEATURES

- SPACIOUS DETACHED FAMILY HOUSE
- 19ft LOUNGE, 10ft DINING ROOM, KITCHEN, UTILITY & CLOAKROOM
- 3 BEDROOMS – 3 BATHROOMS/ENSUITES
- SPACIOUS GARDENS – ATTACHED DOUBLE GARAGE
- POPULAR LOCATION CLOSE TO TOWN CENTRE.

SITUATION

2 Pear Tree Park, Howden, DN14 7BG is located in this popular cul-de-sac location close to the town centre and will be found when leaving the Agents office east into Highbridge and then right into Hailgate leading to Treeton Road and then Knedlington Road and then turn 1st right into the Pear Tree Park cul-de-sac and the property is straight in front of you after a few hundred yards.

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 spacious family house offers accommodation comprising briefly: Entrance Hall, Cloakroom, 19ft dual aspect Lounge, Dining Room, Kitchen, Utility, 3 Bedrooms, 3 Bathrooms/Ensuites. Attached double Garage, spacious Gardens. Double glazing and Gas Central Heating.

OPEN COVERED PORCH AREA

ACCOMMODATION

ENTRANCE HALL 16' 0" x 7' 7" (4.88m x 2.31m) to extremes

Having ceiling coving, central heating radiator and carpeting.

CLOAKROOM 7' 7" x 3' 10" (2.31m x 1.17m)

Having PVCu double glazed window, ceiling coving, vanity wash basin & W.C. Central heating radiator and tiled floor.

LOUNGE 19' 11" x 10' 10" (6.07m x 3.3m) to extremes

Having dual aspect of hardwood double glazed sliding patio doors to the rear and PVCu double glazed windows to the front. Ceiling coving, stone effect fireplace with coal effect gas fire inset, 2 central heating radiators and carpeting.

DINING ROOM 11' 11" x 10' 2" (3.63m x 3.1m)

Having hardwood double glazed window, ceiling coving, central heating radiator and carpeting.

KITCHEN 11' 11" x 9' 8" (3.63m x 2.95m)

Having hardwood double glazed window, ceiling coving, range of fitted units comprising 1 1/2 sink unit set in laminated working surfaces with integrated AEG 4 ring ceramic hob with extractor, integrated dishwasher, cupboards and drawers under, end larder unit and matching wall cupboards.

Further working surface with cupboards and drawers under, larder unit with integrated De Dietrich electric oven-grill and inverter microwave and matching wall cupboards.

Central heating radiator, under cupboard tiling and tiled floor and opening onto:-

UTILITY AREA 8' 2" x 6' 0" (2.49m x 1.83m)

Having PVCu double glazed window, ceiling coving, sink unit set in laminated working surface with cupboard and appliance space under, central heating radiator and tiled floor.





STAIRCASE

Banistered staircase with PVCu double glazed window and ceiling coving leads to half and half and galleried full large landing, carpeted, central heating radiator, airing cupboard and leading to:-

MASTER BEDROOM 12' 1" x 11' 10" (3.68m x 3.61m) to extremes

Having hardwood double glazed window, ceiling coving, 2 central heating radiators and carpeting.

ENSUITE BATHROOM 12' 1" x 7' 1" (3.68m x 2.16m) to extremes

Having hardwood double glazed window, ceiling coving, suite of panelled jacuzzi bath with mixer tap, pedestal wash basin, bidet and W.C. Central heating radiator and laminate floor covering.

2ND BEDROOM 12' 11" x 9' 6" (3.94m x 2.9m)

Having PVCu double glazed window, ceiling coving, fitted mirror door wardrobe, central heating radiator and carpeting.

ENSUITE SHOWER ROOM 6' 6" x 6' 1" (1.98m x 1.85m)

Having hardwood double glazed window, ceiling coving, shower cubicle with plumbed shower, vanity wash basin and W.C. Towel radiator and tiled floor.

3RD BEDROOM 11' 10" x 7' 6" (3.61m x 2.29m)

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

HOUSE BATHROOM 6' 11" x 6' 7" (2.11m x 2.01m) plus 3' 0" x 3' 0" (0.91m x 0.91m)

Having hardwood double glazed window, ceiling coving, shower cubicle with plumbed shower, vanity wash basin with cupboard under and W.C. Central heating radiator and laminated flooring.

OUTSIDE

FRONT GARDEN

Spacious open plan front garden with lawns and flower borders and brick set drive leading to:-

ATTACHED GARAGE 19' 1" x 16' 11" (5.82m x 5.16m)

Having front up and over door, rear personal door and Vaillant gas combination central heating boiler.





REAR GARDEN

Established rear garden with full length paved patio, lawn garden, well stocked flower borders and timber greenhouse and seat.

SERVICES

Mains water, electricity, gas and drainage are installed.

Gas fired central heating system served by the Vaillant combination boiler in the garage.

PVCu double glazing to the front and hardwood double glazing to the rear as detailed.

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

OUTGOINGS

It is understood that the property is in Council Tax Band E, which is payable to the East Riding of Yorkshire Council.

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.

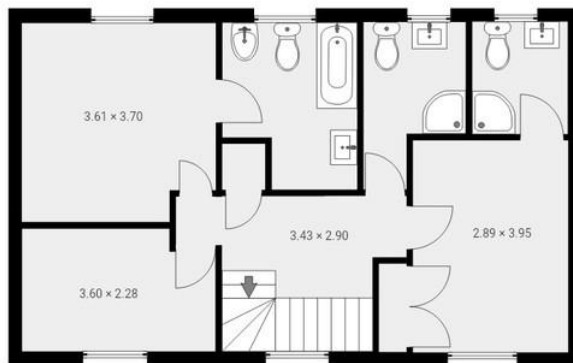
FLOORPLANS

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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		