



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

6 CARLTON COURT, HOWDEN, DN14 7JD
OFFERS IN REGION OF £315,000





KEY FEATURES

- LINK DETACHED IN MEWS COURTYARD
- WELL PRESENTED, RECENTLY REDECORATED & NEW CARPETS THROUGHOUT
- 14' LOUNGE, 17' DINING KITCHEN, 4 BEDROOMS & BATHROOM
- GAS CENTRAL HEATING & PVCu DOUBLE GLAZING
- ATTACHED 18' GARAGE, OPEN PLAN FRONT GARDEN AND ENCLOSED REAR GARDEN.

SITUATION

6 Carlton Court, Howden, Dn14 7JD is located in a convenient Mews location and from the centre of 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 straight in front of you.

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

Pleasant and well presented Link Detached Family House and recently redecorated with new carpeting throughout. The accommodation briefly comprises: Entrance, Cloakroom, 14' Lounge, 17' Open Plan Dining Kitchen, 4 Good Bedrooms and Bathroom. Gas Central Heating and PVCu Double Glazing. Front Open Plan Garden and Enclosed Rear Garden. Attached Garage.

ENTRANCE 5' 1" x 3' 9" (1.55m x 1.14m)

Having PVCu double glazed leaded effect door, central heating radiator and new cushion floor covering.



CLOAKROOM 5' 2" x 3' 10" (1.57m x 1.17m)

Having PVCu double glazed window, pedestal wash basin W.C. central heating radiator and new cushion floor covering.

LOUNGE 14' 5" x 12' 7" (4.39m x 3.84m)

Having multi pane PVCU double glazed window with blind, ceiling coving, dado rail, attractive Teak fire surround with log effect electric fire inset and hearth. Understairs store cupboard, central heating radiator and new carpeting and having double doors opening into:-



OPEN PLAN DINING KITCHEN 17' 10" x 11' 3" (5.44m x 3.43m)

Having PVCu double glazed French Doors opening into the rear garden, PVCU double glazed window, ceiling coving. Well fitted range of Kitchen units comprising "L" shaped range stainless steel one and half sink unit sat in Granite worktop with integrated BOSCH electric oven-grill and BOSCH integrated microwave oven, extensive cupboards and drawers built-in dishwasher, larder unit with move-out shelves, glazed wall cupboards and other wall cupboard units and tiled walls to the Kitchen Area.

Further island with Granite worktop with integrated DIPLOMAT 4 ring ceramic induction hob, unit extractor over, cupboards and drawer unit and wine rack.

Central heating radiator and new cushion flooring.

STAIRCASE

Turning banister staircase leads to Landing with new carpet, airing cupboard and central heating radiator.





MASTER BEDROOM 11' 6" x 10' 8" (3.51m x 3.25m)

Having PVCu double glazed window, part sloped ceiling and partial coving, central heating radiator or new carpeting.

2ND FRONT BEDROOM 11' 7" x 9' 1" (3.53m x 2.77m)

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

3RD REAR BEDROOM 14' 4" x 11' 1" (4.37m x 3.38m) to extremes

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



4TH FRONT BEDROOM 8' 7" x 8' 1" (2.62m x 2.46m)

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

BATHROOM 8' 4" x 6' 4" (2.54m x 1.93m)

Having PVCu double glazed window, ceiling coving, white suite of panelled bath with plumbed shower, pedestal wash basin and W.C. Freestanding bathroom cabinet. mainly tiled walls, towel radiator and new cushion floor covering.



FRONT GARDEN

Well established Open Plan front garden with brick-set paving and brick-set Drive leading to Garage.

ATTACHED GARAGE 18' 4" x 8' 4" (5.59m x 2.54m)

With front up and over door, side personal door, New Glow Worm combination Eco gas central heating radiator and electric unit power points. Plumbing for automatic washing machine.

REAR GARDEN

Well established rear garden with extensive paving and patio area, Pagoda/Gazebo and attractive pond.

Passage between rear garden and front garden is between the House and Garage.

SERVICES

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

The property has gas central heating served by a new combination boiler in the boiler cupboard. PVCu double glazing as detailed.

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





VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OUTGOING

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



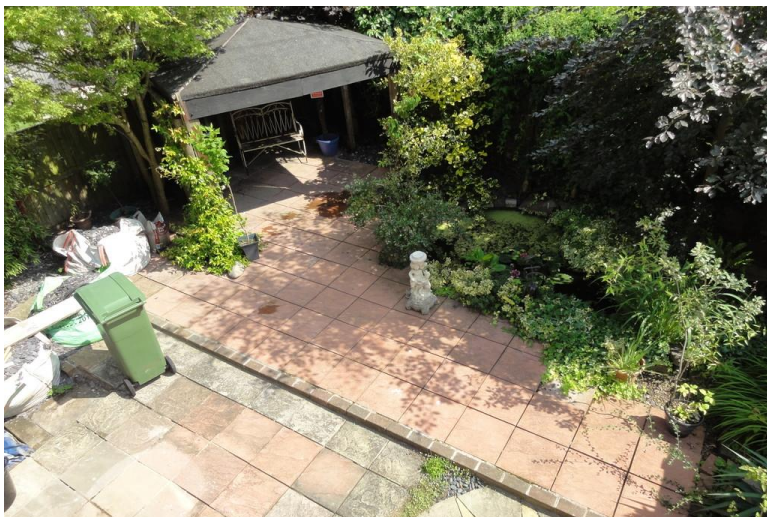
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

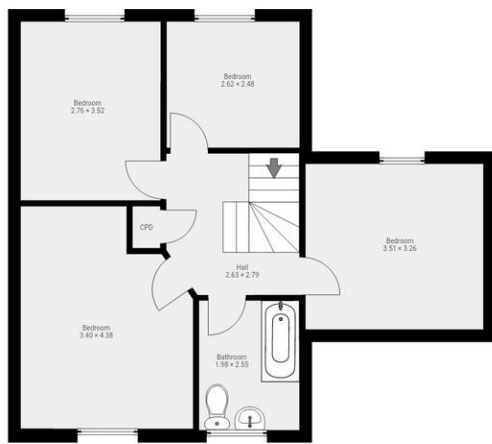
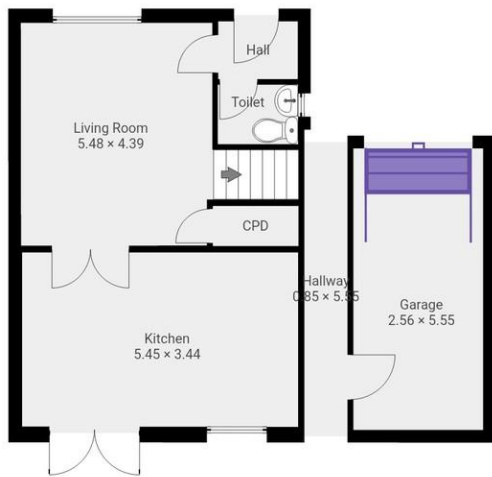
ENERGY PERFORMANCE GRAPH

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		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		