



Batty Lane

Howden, Nr Goole, DN14 7BW

**Offers In Region Of £360,000**

# Property Features

- Spacious Chalet House
- Prime Residential Location
- 15ft Dining Room, 14ft Lounge, 16ft Kitchen, Rear Entrance Conservatory, Ground Floor Bathroom
- 3 Bedrooms
- Front & Good Sized Rear Garden, Detached Garage/Workshop



## Full Description

### SITUATION

10 Batty Lane, Howden, DN14 7BW is situated close to the centre of Howden and will be found when leaving the Agents office and leave Market Place at the north and then right into Bridgegate and sharp left into Batty Lane 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 spacious chalet house offers accommodation briefly comprising: Entrance Hall, 15ft Dining Room, 14ft Lounge, 16ft Kitchen, Rear Entrance Conservatory, 3 Bedrooms and Ground Floor Bathroom. Front & Good Sized Rear Garden. Detached Garage/Workshop.

### ACCOMMODATION

#### ENTRANCE HALL

Having PVCu double glazed door and side panel, ceiling coving wall boarding, central heating radiator and carpeting.

CLOAKS CUPBOARD 5' 4" x 5' 0" (1.63m x 1.52m)

LOUNGE 14' 3" x 13' 5" (4.34m x 4.09m)

Having PVCu sliding patio door to the front which enjoys views of Howden Minster in the distance. PVCu double glazed window to the side, ceiling coving, central heating radiator, carpeting and sliding glazed doors opening onto:



#### KITCHEN 16' 7" x 10' 0" (5.05m x 3.05m)

Having PVCu double glazed door and window, ceiling coving, tiled walls, range of units comprising double stainless steel sink unit set in tiled working surface with cupboards under, further working surface with cupboards under and island return; central heating radiator and cushion floor covering.

#### DINING ROOM 15' 8" x 12' 11" (4.78m x 3.94m)

Having front and side PVCu double glazed windows, ceiling coving, multi-coloured stone effect fire recess with display shelf, central heating radiator and carpeting.

#### BATHROOM 10' 3" x 5' 4" (3.12m x 1.63m)

Having PVCu double glazed window, ceiling coving, suite of walk-in shower with dual head, wash basin and W.C., tiled walls, central heating radiator and cushion floor covering. Walk-in shelved cupboard.

#### REAR ENTRANCE/CONSERVATORY 15' 0" x 4' 8" (4.57m x 1.42m)

Having PVCu double glazed door and windows to 3 sides, central heating radiator and cushion floor covering.

#### STAIRCASE AND LANDING

Being carpeted with storage cupboard and central heating radiator and leading to:

#### MASTER BEDROOM 13' 5" x 13' 0" (4.09m x 3.96m)

Having PVCu double glazed window, part slope ceiling with eaves storage cupboards, central heating radiator and carpeting.

#### 2ND BEDROOM 13' 2" x 7' 11" (4.01m x 2.41m)

PVCu double glazed window, part slope ceiling, central heating radiator, 2 wall cupboards and carpeting.

#### 3RD BEDROOM 13' 3" x 8' 10" (4.04m x 2.69m)

PVCu double glazed window, part slope ceiling, wall cupboard and carpeting.

#### TO THE OUTSIDE

#### FRONT GARDEN

Front lawn garden with flower borders.

#### GARAGE 31' 0" x 12' 0" (9.45m x 3.66m)

Side drive with partial Yorkstone paving leads to the DETACHED GARAGE/WORKSHOP (view with care) with side covered area.



## REAR GARDEN

With lawn garden, flower borders, greenhouse, former pond and other potential vegetable garden.

## SERVICES

Mains water, electricity, gas and drainage are installed.  
Gas central heating system served by the Worcester boiler in the hall.  
PVCu double glazing 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 D, 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 Goole Office on 01405 762557.

## 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.

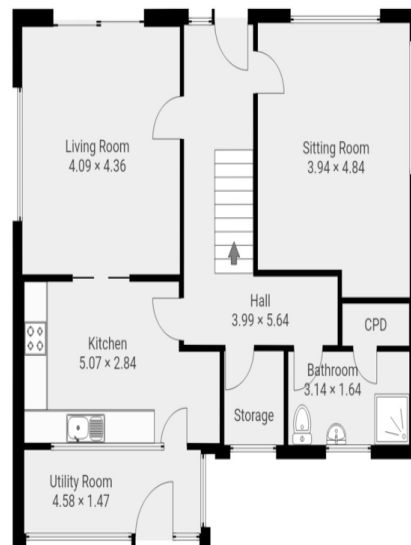
## FLOOR PLAN

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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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