



Janlea

Howden Road, Eastington, DN14 7PL

Asking Price Of £250,000

Property Features

- Good Sized Semi House on edge of sought after Village
- Lounge, Dining Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, Upvc DG, 24' Carport & Large Gardens
- Ideally placed for Hull, York & J37 of M62 Motorway

Full Description

SITUATION

From Goole take the A614 to Howden and at the Longs roundabout on the northern edge of the Town take the B1230 towards Gilberdyke and Newport. Proceed for approximately one mile and turn left towards Eastington. Pass over the railway bridge and on entering the Village along Howden Road the property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a good sized Semi Detached House being situated in an excellent non-estate position on the edge of the sought after rural Village of Eastington which is within easy reach of the Minster Town of Howden and ideally placed for Hull, York and J37 of the M62 Motorway. The accommodation which is in need of some updating presently comprises:-

GROUND FLOOR

ENTRANCE HALL

Upvc front door, radiator and staircase with wrought iron balustrading leading to the First Floor.

LOUNGE 13' 9" x 13' 9" (4.19m x 4.19m)

Stone fireplace housing Living Flame gas fire, radiator and double doors into:-

DINING ROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Radiator.

KITCHEN 10' 9" x 10' 0" (3.28m x 3.05m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for automatic washer. Radiator, part ceramic tiled walls, understairs cupboard and Upvc door to side.



FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a radiator are:-

FRONT BEDROOM 12' 9" x 12' 0" (3.89m x 3.66m)

FRONT BEDROOM 9' 0" x 9' 0" (2.74m x 2.74m)

Cupboard overstairs.

REAR BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Electric shower over bath. Heated towel rail, ceramic tiled walls, and built-in cupboard housing gas fired central heating boiler and cylinder.

TO THE OUTSIDE

CARPORT 24' x 14' with long driveway approach from Howden Road which provides ample Off Street Parking.

The property has the benefit of good sized Gardens which enjoy open views over farmland to both front and rear.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

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

COUNCIL TAX BAND

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

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

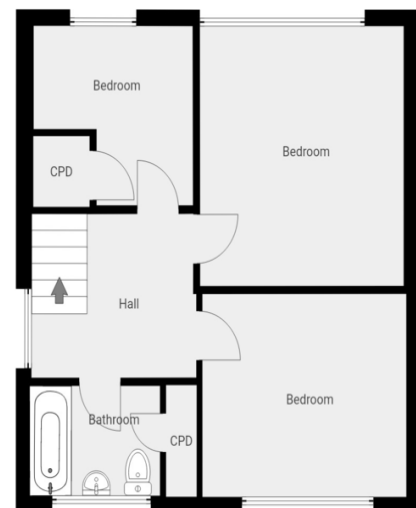
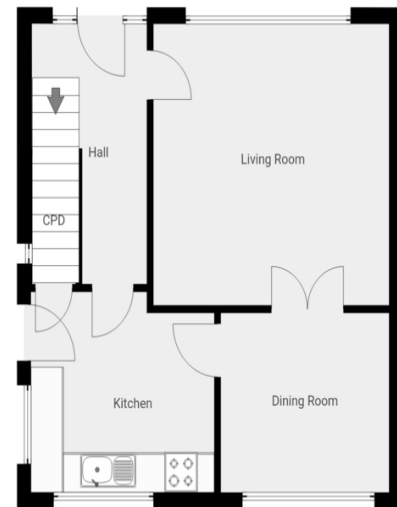
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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