



2 Springfield

Howden, Nr Goole, DN14 7TX

Asking Price Of £270,000

Property Features

- Extended Semi House in sought after Market Town
- 20' Lounge & 20' Dining Kitchen
- 5 Bedrooms, Bathroom & Separate Toilet
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideally placed for York, Hull, Leeds & J37 of M62



Full Description

SITUATION

From Goole take the A614 to Howden. After passing through the roundabout leading to the M62 Motorway proceed across the next roundabout and then turn left into Bellcross Lane which is opposite California Gardens. The property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a considerably extended Semi-Detached House being situated in an excellent position towards the edge of the sought after Minster Town of Howden which is ideally placed for York, Hull, Leeds, and J37 of the M62. The very spacious accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator, understairs cloaks cupboard, 2 wall lights and staircase leading to the First Floor.

LOUNGE 20' 9" x 13' 9" (6.32m x 4.19m)

Adam style fireplace housing gas fire, and radiator.

DINING KITCHEN 19' 6" x 10' 9" (5.94m x 3.28m)

Range of Shaker style units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled walls, personal door into the Garage and UPVC door to the rear Garden.

TOILET

White low flush WC, and radiator.



FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has airing cupboard housing cylinder are:

FRONT BEDROOM 11' 0" x 10' 6" (3.35m x 3.2m)
Radiator.

FRONT BEDROOM 8' 0" x 7' 0" (2.44m x 2.13m)
Radiator and cupboard overstairs.

SIDE BEDROOM 14' 0" x 9' 0" (4.27m x 2.74m)

REAR BEDROOM 11' 6" x 9' 6" (3.51m x 2.9m)
Radiator.

REAR BEDROOM 9' 0" x 7' 0" (2.74m x 2.13m)

BATHROOM

White suite comprising panelled in bath and pedestal washbasin. Shower overbath with folding side screen. Ceramic tiled walls.

SEPARATE TOILET

White low flush WC.

TO THE OUTSIDE

Integral GARAGE 16' 3" x 9' 3" with up and over door to front, personal door from the Dining Kitchen, gas central heating boiler and block paved driveway approach from Bellcross Lane.

The property has hard landscaped Gardens to front, side and rear together with a lawned garden area at the rear. The gravelled area to the side of the property provides extensive additional Off Street Parking facilities.

Garden Shed to 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

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.

PROPERTY TO SELL

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

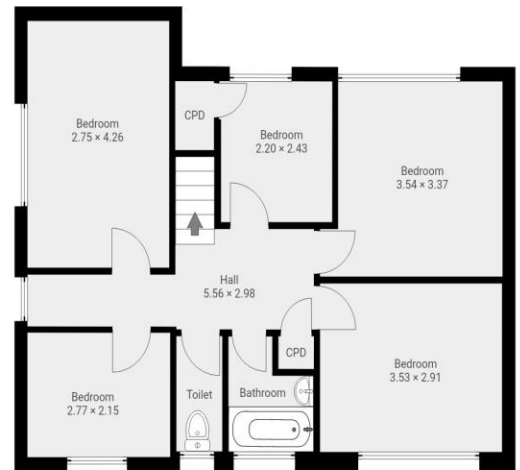
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.



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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.