



2 Knedlington Walk  
Howden, DN14 7GJ

**Asking Price Of £305,000**



# Property Features

- Well presented Mews Townhouse in prestigious cul-de-sac
- 17' Living Kitchen & First Floor Lounge
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideally placed for York, Hull & J37 of M62



## Full Description

### SITUATION

From Goole take the A614 towards Howden. Pass over Boothferry Bridge and at the mini roundabout turn left towards Selby. Proceed for approximately half a mile and at the Knedlington crossroads turn right into Knedlington Road. Take the second right turn into Knedlington Walk and the property will be found on the left hand side.

### THE PROPERTY

This consists of an extremely well presented Mews Townhouse being situated in this small prestigious cul-de-sac on the edge of the sought after Historic Market Town of Howden which is ideally placed for the Cities of York and Hull and within one mile of J37 of the M62 Motorway. The spacious accommodation which extends over 3 floor presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

Radiator and spindle staircase leading to the First Floor.

#### CLOAKROOM

White suite comprising low flush WC and corner wash basin with tiled splash back. Radiator and travertine tiled floor.

#### LIVING KITCHEN 17' 6" x 11' 0" (5.33m x 3.35m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in double oven and hob with extractor over. Integrated dishwasher, fridge and wine cooler. Radiator, downlighters, part ceramic tiled walls, door into the integral garage and French doors to the rear garden.



## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the First Floor Landing which has a radiator and built in storage cupboard are:

**LOUNGE** 15' 3" x 11' 0" (4.65m x 3.35m)

Deep bay window to front and radiator.

**MASTER BEDROOM** 14' 3" x 13' 0" (4.34m x 3.96m)

Radiator and leading to:

### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush WC. Heated towel rail, downlighters, part ceramic tiled walls and ceramic tiled floor.

## SECOND FLOOR

### LANDING

This is approached via a spindled staircase from the First Floor Landing and opening from the Second Floor Landing which has a built in linen cupboard are:

**FRONT BEDROOM** 14' 6" x 7' 6" (4.42m x 2.29m)

Radiator and Velux roof light.

**REAR BEDROOM** 11' 6" x 10' 9" (3.51m x 3.28m)

Radiator and Velux roof light.

### HOUSE BATHROOM

White suite comprising panelled in bath with mixer tap shower attachment, pedestal washbasin and low flush WC. Radiator, Velux roof light, downlighters, part ceramic tiled walls and ceramic tiled floor.

### TO THE OUTSIDE

Integral GARAGE 17' x 11' with electric roller door to front, personal door from the Living Kitchen, plumbing for automatic washing machine, and radiator.

There is a block paved driveway from Knedlington Walk which provides ample additional parking facilities.

The property has a small lawned garden area at the front together with a fully enclosed hard landscaped garden at the 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 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 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 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		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.