



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**2 PEAR TREE PARK, HOWDEN, DN14 7BG  
ASKING PRICE OF £395,000**





#### 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. After passing through the "S" bend take the second left turn into Pear Tree Park where the property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards .

#### THE PROPERTY

This consists of an individual Detached House 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 presently comprises:

#### GROUND FLOOR

##### ENTRANCE PORCH

##### ENTRANCE HALL

Radiator and spindled staircase to the first floor.



#### CLOAKROOM

Coloured suite comprising low flush WC and washbasin. Radiator and ceramic tiled floor.

#### LOUNGE 20' 0" x 10' 9" (6.1m x 3.28m)

Stone chimney breast with fireplace housing gas fire. 2 radiators and patio doors to the rear garden.

#### DINING ROOM 12' 0" x 10' 3" (3.66m x 3.12m)

Radiator.

#### KITCHEN 12' 0" x 9' 9" (3.66m x 2.97m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and ceramic hob with extractor over. Integrated fridge, microwave and dishwasher. Radiator, part ceramic tiled walls, ceramic tiled floor and opening into:

#### UTILITY ROOM 8' 3" x 6' 0" (2.51m x 1.83m)

Base units with worktops. Plumbing for a auto washer. Radiator, part ceramic tiled walls, ceramic tiled floor, personal door into the double garage and door to the rear Garden.

#### FIRST FLOOR

#### LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the galleried Landing which has a radiator and airing cupboard are:

#### MASTER BEDROOM 12' 0" x 11' 9" (3.66m x 3.58m)

2 Radiators and leading to:

#### ENSUITE BATHROOM

Coloured suite comprising panelled in bath with mixer tap shower attachment, pedestal washbasin, low flush WC and bidet. Radiator and ceramic tiled walls.

#### FRONT BEDROOM 13' 0" x 9' 6" (3.96m x 2.9m)

Mirror fronted wardrobes, radiator and leading to:

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Heated towel rail and ceramic tiled floor.

#### FRONT BEDROOM 11' 9" x 7' 6" (3.58m x 2.29m)

Radiator.





### SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator.

### TO THE OUTSIDE

Attached DOUBLE GARAGE 19' x 17' with up and over door to front, personal doors into the Utility Room and to rear Garden, power laid on and driveway approach from Pear Tree Park.

The property has good sized mature Gardens to 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 either uPVC framed or hard wood 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 E, 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.

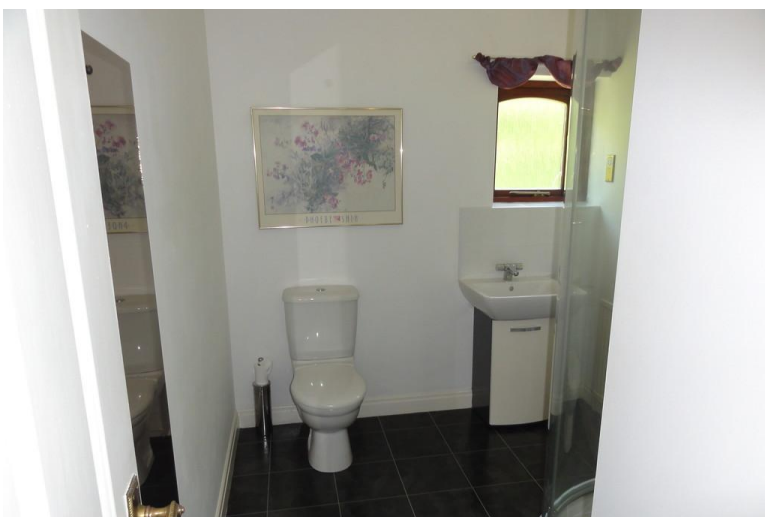
### OFFER PROCEEDURE

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.

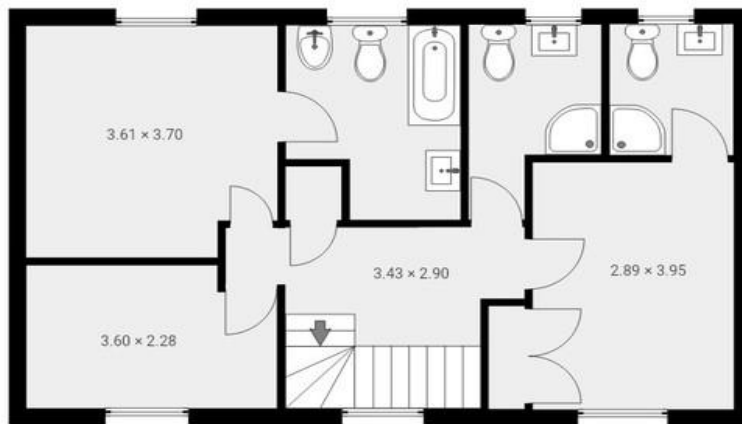




## FLOOR PLANS

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



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