



41 St John's Street  
Howden, DN14 7DA

**Asking Price Of £330,000**

# Property Features

- Stunning Semi-House in quiet tucked away position
- 16' Lounge, 19' Dining Kitchen & Utility
- 3 Bedrooms & Bathroom with new contemporary suite
- Gas CH, UPVC DG, 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. Proceed through the "S" Bend and at the crossroads turn left into Pinfold Street and then take the third left turn into St John's Street where the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

### THE PROPERTY

We are pleased to offer this stunning Semi-Detached House which is situated in a quiet tucked away position within easy walking distance of the centre of the sought after Historic Market Town of Howden, which is ideally placed for York, Hull and J37 of the M62 Motorway. The good sized accommodation which has recently undergone full refurbishment presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator, downlighters, understairs cupboard and spindled staircase to the first floor.

#### CLOAKROOM

White suite comprising low flush WC and corner vanity washbasin. Radiator.

#### LOUNGE 16' 3" x 11' 9" (4.95m x 3.58m)

Built in cupboards, contemporary radiator, downlighters and folding doors into:





### STUNNING DINING KITCHEN 19' 0" x 12' 9" (5.79m x 3.89m)

Extensive range of units comprising sink unit, base units with granite worktops and upstands, pan drawers, wall cupboards and breakfast bar. Built in double oven and gas hob with extractor over. Integrated dishwasher. Two contemporary radiators, feature lighting and French doors leading to the rear garden.

### UTILITY ROOM 9' 3" x 7' 6" (2.82m x 2.29m)

Range of base units with granite worktops and upstands. Plumbing for auto washer and vent for dryer. Integrated fridge freezer. Radiator, downlighters and UPVC framed door to side.

### FIRST FLOOR

#### LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has downlighters are:

### FRONT BEDROOM 13' 0" x 11' 6" (3.96m x 3.51m)

Range of built in wardrobes and drawers. Radiator and downlighters.

### FRONT BEDROOM 10' 6" x 7' 0" (3.2m x 2.13m)

Built in cupboard and radiator.

### REAR BEDROOM 13' 0" x 11' 9" (3.96m x 3.58m)

Range of built in wardrobes, radiator and downlighters.

### HOUSE BATHROOM

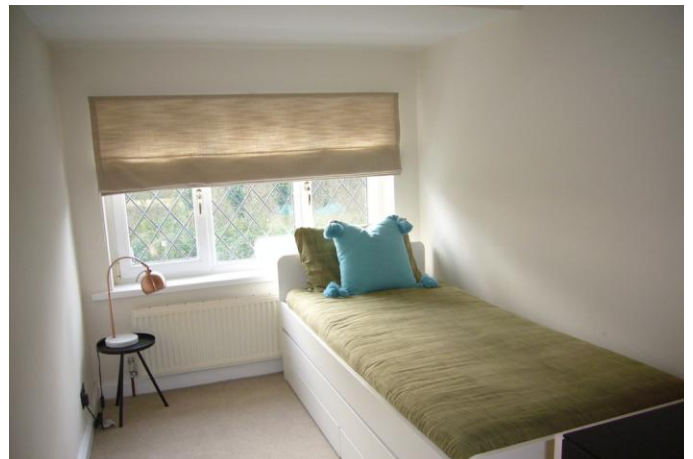
White contemporary suite comprising bath with shower attachment to side, hand wash bowl on vanity unit, low flush WC with concealed cistern and large walk in shower with twin shower heads. Heated towel rail and downlighters.

### TO THE OUTSIDE

Attached GARAGE with up and over door to front, power laid on and block paved driveway from St Johns Street providing ample additional Off Street Parking.

Lawned Garden to front.

Enclosed lawned Garden to rear with COVERED SEATING AREA and STOREROOM, raised planters and patio area.



## 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

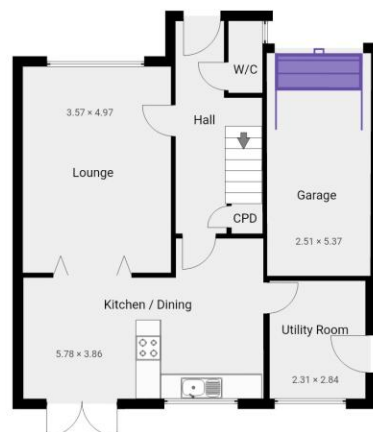
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability 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.

## 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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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.