



17 Buttfield Road
Howden, DN14 7DY

Asking Price Of £225,000

Property Features

- Good sized Semi-Bungalow in sought after location
- Lounge & Kitchen
- 2 Double Bedrooms & Shower Room
- 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 next crossroads turn right into Buttfield Road where 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 well presented Semi-Detached Bungalow being situated in an excellent non-estate position 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 good sized accommodation presently comprises:



ACCOMMODATION

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

UPVC front door, radiator and large cloaks cupboard.

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m)

Cumberland slate fireplace and radiator.

KITCHEN 12' 3" x 10' 3" (3.73m x 3.12m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for auto washer. Cupboard housing Gas central heating boiler. Radiator, part ceramic tiled walls and UPVC door to side.



PANTRY

Cold slab and shelves.

FRONT BEDROOM 12' 9" x 9' 6" (3.89m x 2.9m)

Radiator.

REAR BEDROOM 13' 9" x 9' 6" (4.19m x 2.9m)

Radiator.

SHOWER ROOM

White suite comprising walk in shower, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.



TO THE OUTSIDE

GARAGE with up and over door to front, power laid on and driveway approach from Buttfield Road, together with extensive additional Parking area to front.

Integral STORE

Good sized lawned Gardens to front and rear.
Patio area 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 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPICAT 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.