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29 BLAKEYS CROSSING, HOWDEN, EAST YORKSHIRE, DN14 7GE

An opportunity has arisen to acquire this modern, detached family property, situated centrally within the historic market town of Howden within easy walking distance of the town's many local amenities. Access to the motorway network can be gained at J37 of the M62. This well presented, generous accommodation briefly comprises, dining room, sitting room, kitchen/ breakfast room, sun room, four bedrooms, en-suite and bathroom. Outside there are generous gardens and a double garage.

A viewing is recommended to appreciate the property on offer.

Description

The property has the benefit of gas central heating, uPVC double glazing and a security alarm.

GROUND FLOOR ACCOMMODATION

- **Entrance Hall**

(3'1" x 5'5")
(0.94m x 1.67m) Plus
(8'2" x 3'7")
(2.49m x 1.12m)

Part glazed composite door. Stairway leading to the first floor. Timber effect laminate flooring. One central heating radiator.

- **Dining Room**

(11'4" x 13'6")
(3.47m x 4.14m)

Feature stone effect raised fire place. Two built in storage cupboards. Timber effect laminate flooring. One central heating radiator.



- **Kitchen/ Breakfast Room**

(10'5" x 8'8")
(3.2m x 2.68m) Plus
(9'9" x 26.5")
(3m x 8m)

A range of fitted base and wall units finished in high gloss white laminate. Solid timber worktops. Tiled work surrounds. Incorporated into the units is a one and half bowl ceramic sink. Integrated dishwasher and wine cooler. Stainless steel and glass chimney style extractor fan. Inset spot lights. Four chrome ceiling spot lights. Four velux roof lights. Ceramic tiled flooring. Double doors out to the garden. Contemporary wall mounted chrome radiator. Two central heating radiators. Open access into the sitting room.





- **Sun Room**

(11'1" x 15'6")
(3.38m x 4.75m)

Constructed of uPVC over a brick wall with double doors into the garden and solid roof. Three central heating radiators.



- **Utility**

(4'1" x 7'4")
(1.24m x 2.25m)

Fitted base cupboard with laminated worktops. Wall mounted 'Worcester' gas central heating boiler. Plumbing for a washing machine. Inset spot lights. Ceramic tiled flooring. UPVC half glazed stable style door giving access to the outside.

- **Sitting Room**

(18'7" x 11'3")
(5.69m x 3.44m)

Stone effect fire place and hearth housing a wood burning stove. Timber effect flooring. One central heating radiator.



- **Cloakroom**

(5'4" x 3'6")
(1.64m x 1.09m)

White suite comprising a wash hand basin and low flush w.c. One central heating radiator.

FIRST FLOOR ACCOMMODATION

- **Landing**

(10'8" x 3'5")
(3.29m x 1.06m)

Loft access hatch.

- **Bedroom One**

(13'5" x 8'5")
(4.11m x 2.59m)

Dual aspect. Exposed timber ceiling beam. One central heating radiator.



- **Bedroom Two**

(8'8" x 8'8")
(2.68m x 2.68m)

To the rear elevation. One Central heating radiator.



- **Bathroom**

(9'6" x 5'5")
(2.92m x 1.67m)

A white suite comprising a panelled bath, corner shower/steam unit with Jacuzzi shower, pedestal wash hand basin and low flush w.c. Inset spot lights. Ceramic tiled flooring. Extractor fan. Part tiled walls.



- **Bedroom Three**

(8'8" x 7'8")
(2.68m x 2.37m)

To the rear elevation. One central heating radiator.

- **Master Bedroom**

(13'3" x 11'4")
(4.05m x 3.47m)

Dual aspect. Exposed timber ceiling beam. One central heating radiator. Access to the En-suite shower room.



- **En-suite**

(6' x 8'2")
(1.82m x 2.49m)

A white suite comprising a fully tiled shower cubicle with mains shower, pedestal wash hand basin and low flush w.c. Fully tiled walls. Exposed timber beam. Cupboard housing hot water cylinder tank. Heated towel rail. Inset ceiling lights. Ceramic tiled floor.

OUTSIDE

- **Double Garage**

(18'3" x 17'8")
(5.57m x 5.42m)

Brick built with tiled roof. Power and lighting. Twin remote controlled roller shutter doors. Side personal door.

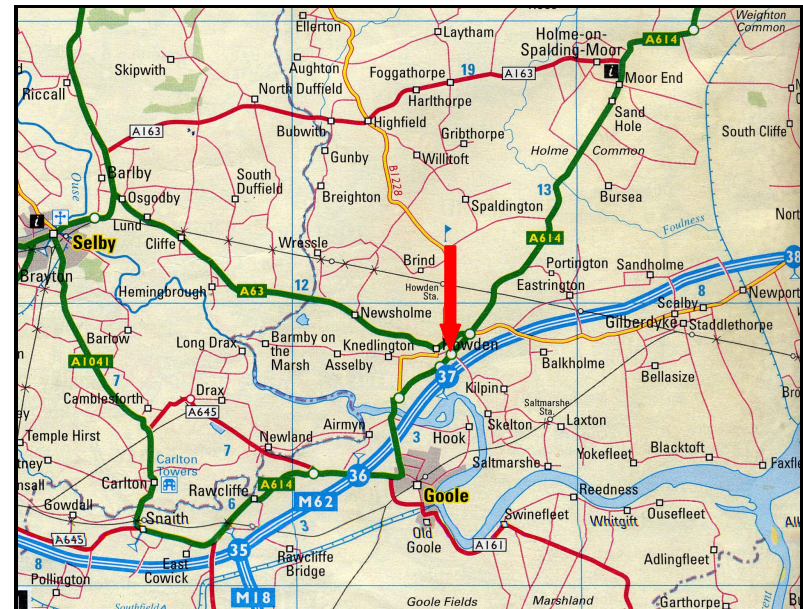
- **Gardens**

To the front of the property there is a buffer garden with a paved pathway.

To the rear of the property there is an enclosed terraced garden, mostly laid to lawn with established shrub borders. Paved patio, pathways and a low maintenance gravel bed. Rear access gate gives pedestrians access to garage and parking area.



LOCATION MAP

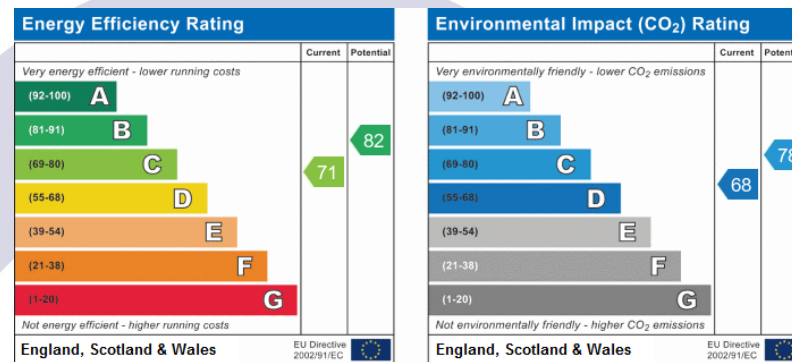


FLOOR PLAN



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

ENERGY PERFORMANCE GRAPHS



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Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.