Park Rôw

Gowdall Way, Howden, Goole, DN14 7JE

Offers Over £350,000

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DOUBLE GARAGE **CONSERVATORY** Situated in the market town of Howden, this property briefly comprises: Ground Floor w.c, Dining Room, Lounge, Conservatory, Kitchen and Utility. To the First Floor are four bedrooms, one en-suite and a Bathroom. Externally, the property provides off street parking, double garage and an enclosed rear garden. VIEWING IS REQUIRED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.

PROPERTY OVERVIEW

This attractive home, situated in the popular market town of Howden, offers well-proportioned and versatile accommodation, making it an ideal choice for families or those looking for a comfortable home with excellent practical features.

The ground floor benefits from a useful w.c, ideal for everyday convenience and particularly handy when entertaining guests. The conservatory provides a lovely additional living space, offering views across the beautifully maintained garden and creating a peaceful spot to relax throughout the year. A separate utility room provides valuable additional storage and laundry space, helping to keep the main living areas neat and organised.
To the first floor are well-presented bedrooms, one including the benefit of an en-suite, providing privacy and convenience, while the family shower room offers practical facilities for the rest of the household.

Externally, the property offers off-street parking and a double garage, providing excellent space for vehicles, storage, hobbies or workshop use. A particular feature of the property is the beautifully landscaped gardens, providing a private and well-maintained setting with plenty of space for outdoor entertaining and relaxation. The combination of the garden, conservatory and cul-de-sac position makes this an appealing home for those looking for a peaceful setting without compromising on convenience.

GROUND FLOOR ACCOMMODATION

Hall
17'2" x 3'10" (5.25m x 1.18m)

Ground Floor w.c
8'8" x 5'11" (2.66m x 1.81m)

Bedroom Five/Dining Room
12'4" x 8'8" (3.78m x 2.66m)

Lounge
21'11" x 11'11" (6.69m x 3.65m)

Conservatory
18'0" x 9'6" (5.50m x 2.90m)

Kitchen
11'0" x 8'5" (3.37m x 2.58m)

Utility
9'0" x 5'1" (2.76m x 1.56m)

FIRST FLOOR ACCOMMODATION

Bedroom One
12'1" x 11'5" (3.69m x 3.50m)

En-Suite
9'7" x 5'8" (2.93m x 1.75m)

Bedroom Two
12'0" x 10'2" (3.67m x 3.10m)

Bedroom Three
9'6" x 8'2" (2.92m x 2.49m)

Bedroom Four
7'10" x 6'5" (2.40m x 1.98m)

Shower Room
9'4" x 6'8" (2.87m x 2.05m)

EXTERIOR

Front
Off street parking with a double garage with shrubs to the front with a paved walkway.

Rear
The garden has a lawn, flowers, plants, trees and a small pond. There is also a patio with a table and chairs.

DIRECTIONS

From our office on Pasture Road head north-west on Boothferry Rd towards Pasture Rd. Then, turn right onto Airmyn Rd/A614. At the roundabout, continue straight onto Boothferry Rd/A614 and continue straight ahead until your left turn onto Hull Road. Continue onto Flatgate. Next, turn right on to Bishopgate and then right onto Station Road. Turn left onto Shelford Avenue and continue on before turning right onto Willerby Drive. Finally, turn onto Gowdall Way.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property’s actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding County Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

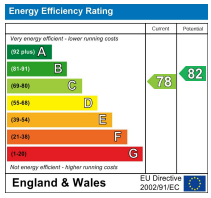
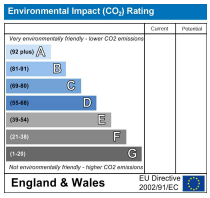
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133

T 01405 761199
W www.parkrow.co.uk

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