

Park Row



Burgess Avenue, Howden, Goole, DN14 7ZN

£300,000

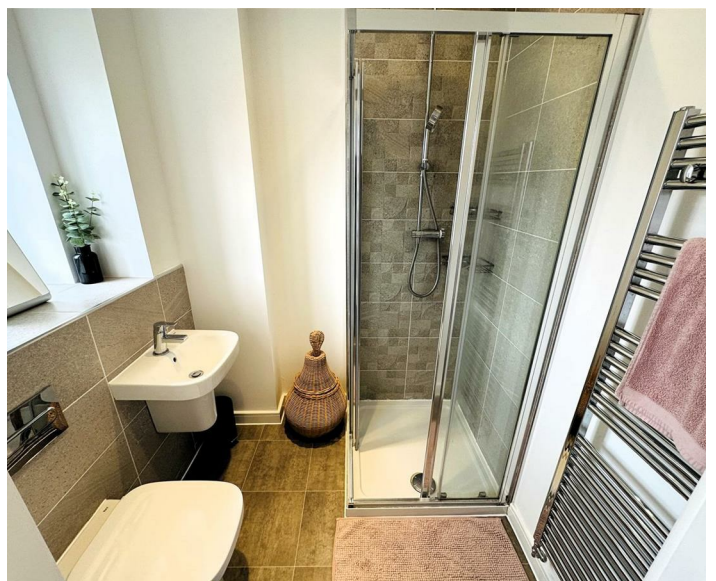


**** SOUTH FACING REAR GARDEN ** GROUND FLOOR W.C **** Situated in Howden, this property briefly comprises: Lounge, Kitchen Diner, Utility and Ground Floor w.c. To the First Floor are four bedrooms, one en-suite and a Bathroom. Externally, the property provides off street parking, single garage and an 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 SUMMARY

Located in the sought-after town of Howden, this well-presented detached family home offers spacious and versatile living across two floors. The accommodation comprises a welcoming lounge, a generous kitchen diner ideal for family meals and entertaining, a practical utility room, and a convenient ground floor W.C. Upstairs features four bedrooms, including a spacious main bedroom with an en suite. A modern family bathroom serves the remaining bedrooms. Outside, the property boasts an enclosed rear garden, perfect for outdoor relaxation or play. To the front, there is an integral single garage, a private driveway, and a grassed area providing excellent kerb appeal.

GROUND FLOOR ACCOMMODATION

Hall

7'4" x 4'9" (2.25m x 1.47m)

Lounge

15'8" x 10'6" (4.80m x 3.21m)

Kitchen / Dining Room

17'3" x 9'11" (5.27m x 3.03m)

Utility

6'0" x 5'0" (1.83m x 1.54m)

Ground Floor w.c

5'0" x 3'1" (1.54m x 0.94m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 10'9" (4.02m x 3.28m)

En Suite

5'6" x 5'2" (1.70m x 1.58m)

Bedroom Two

15'3" x 8'4" (4.65m x 2.55m)

Bedroom Three

12'4" x 8'0" (3.77m x 2.44m)

Bedroom Four

10'1" x 7'9" (3.09m x 2.38m)

Bathroom

8'9" x 6'2" (2.68m x 1.90m)

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, left on to Bridgegate, right on to Batty Lane and left on to Shelford Avenue. Take a right onto Selby Road before then turning right again onto Langhorn Drive. Finally, turn right onto Burgess Avenue.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: D

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: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) 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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

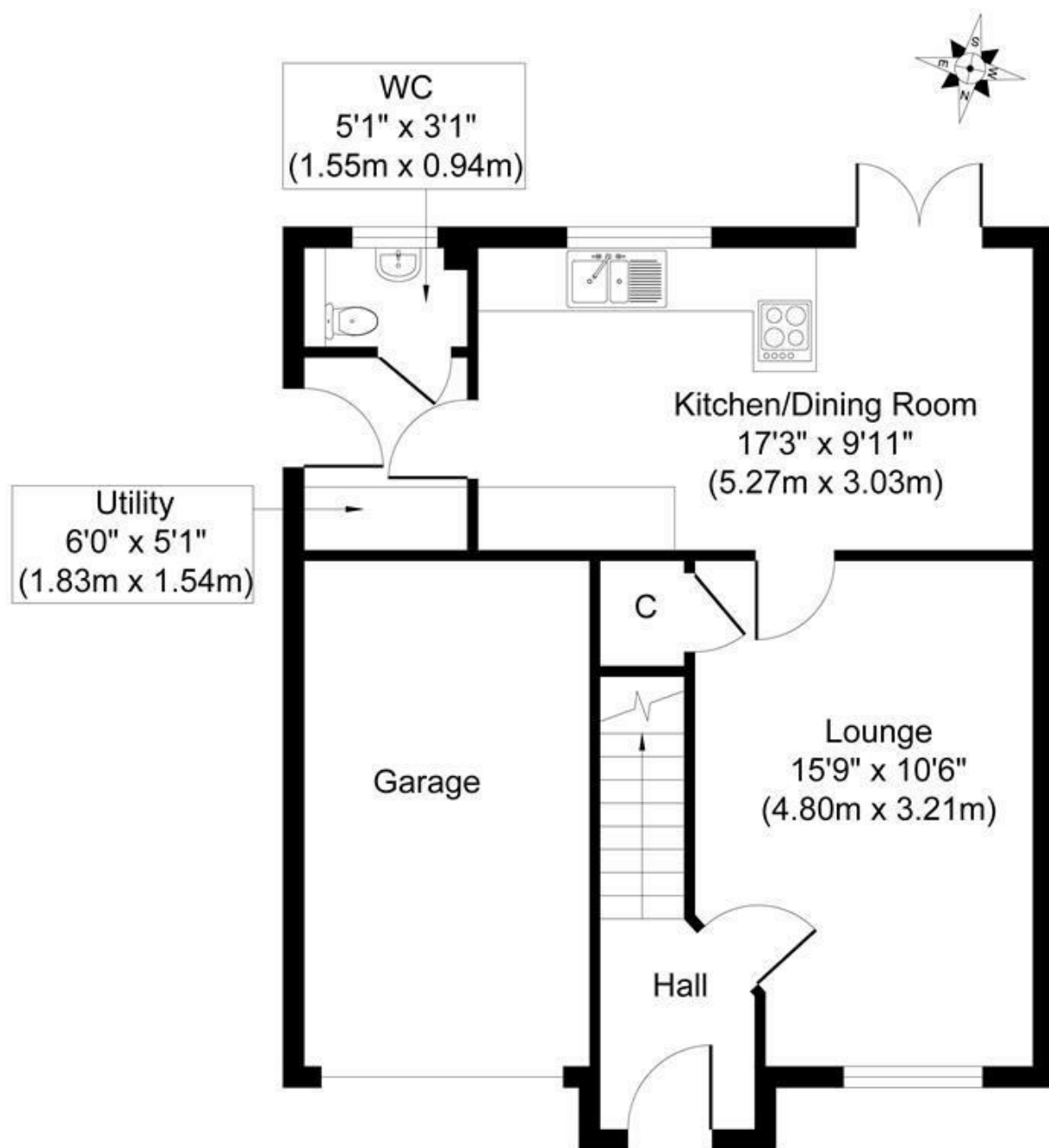
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



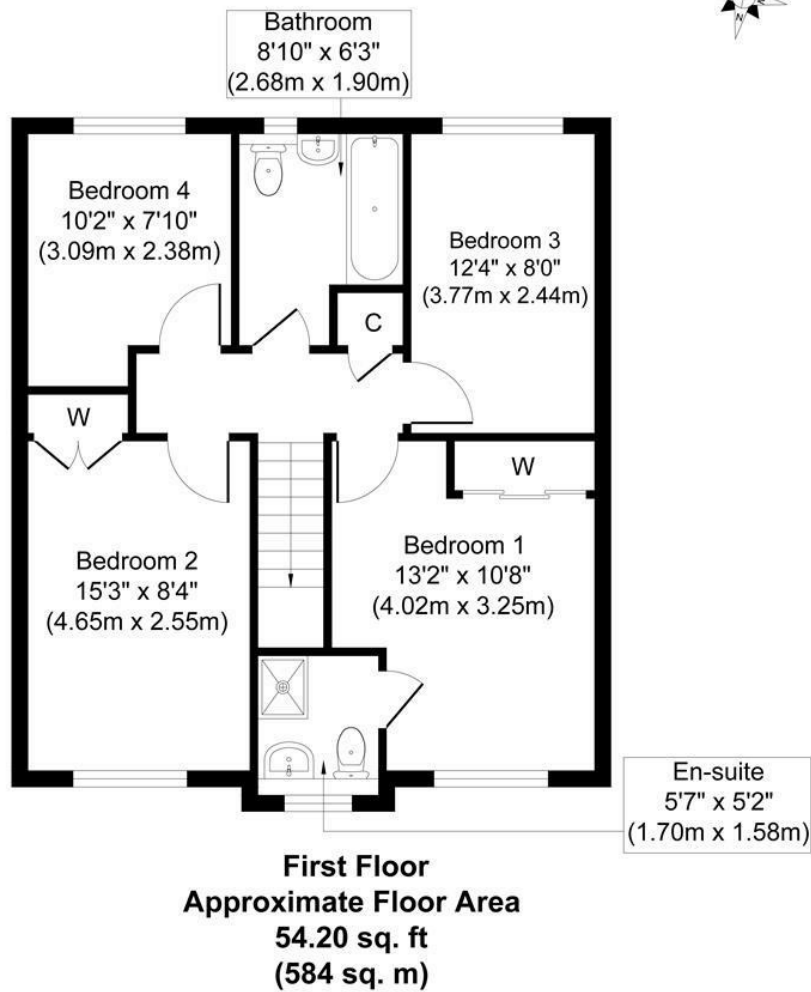




Ground Floor
Approximate Floor Area
588 sq. ft
(54.65 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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