



The Meadows Howden DN14 7DX

£200,000

- Vastly Extended House
- Five Bedrooms
- En Suite Bathroom
- Refitted Kitchen (03/15)
- 2 Receptions & Conservatory
- Substantial Corner Plot
- No Onward Chain
- EPC Rating D

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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Howden- Vastly extended semi detached house benefits from gas central heating, Upvc DG, occupies a substantial corner plot with detached garage & gardens. To the groundfloor is an entrance hall, refitted kitchen (March 15), utility room, lounge, dining room/playroom and conservatory. To the first floor are five bedrooms, master with en suite bathroom plus modern house bathroom. The property is available with no onward chain. The property is conveniently located for both motorway & public transport links and is available with no onward chain.

GROUND FLOOR ACCOMMODATION

ENTRANCE Reinforced front entrance door with double glazed opaque panelled inserts and matching floor to ceiling side panel leads into

ENTRANCE HALLWAY Benefits from good quality laminate wood flooring, central heating radiator and stairs rising to first floor accommodation. Internal doorway leads into

INNER LOBBY With useful under stairs storage cupboard and good quality laminate wood flooring. Doorway leading into

KITCHEN 12' 5" x 9' 0" (3.78m x 2.74m) Fully fitted modern kitchen (completed in March 2015) with a good variety of high gloss wall and base units, block effect food preparation surfaces and co-ordinating ceramic splash back tiling, 1 and 1/2 bowl stainless steel sink with mixer tap, stainless steel chimney style extractor hood, plumbing for dishwasher, Upvc double glazed window with fitted vertical blinds overlooking the front and internal doors leading off.

UTILITY ROOM 6' 10" x 13' 0" (2.08m x 3.96m) Spacious utility room benefits from fitted base units and marble effect work surface with plumbing for automatic washing machine beneath and space for dryer, double central heating radiator, ample cloak hanging, stripped floorboard effect floor covering and Upvc double glazed window with fitted venetian blind overlooking the front and Upvc side entrance door with double glazed opaque insert.

LOUNGE 17' 1" x 13' 0 max" (5.21m x 3.96m) With fitted timber Adam style fire surround housing black cast iron open fireplace with ceramic tiled insert and raised hearth houses open fire, coving to the ceiling, twin fitted wall lights, central heating radiator and Upvc double glazed windows to both side and rear. Double timber doors with attractive glazed insert opens into

DINING ROOM/PLAY ROOM 11' 8" x 15' 11 max" (3.56m x 4.85m) With fitted timber Adam style fire surround housing wall mounted gas fire with raised tiled hearth and tiled back and central heating radiator. Upvc double glazed patio doors with adjoining full height side panels leads into

CONSERVATORY 9' 0" x 13' 2" (2.74m x 4.01m) Good quality conservatory comprising of Upvc double glazed units and polycarbonate roof set on brick base with good quality laminate wood flooring, fitted light and power point and Upvc double glazed double doors providing excellent views over the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Turning carpeted staircase with painted timber handrail leads to landing with internal doors leading off.

MASTER BEDROOM 11' 0" x 13' 0" (3.35m x 3.96m) With

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coving to the ceiling, double central heating radiator, attractive glazed block skylight and Upvc double glazed window providing views over the front. Timber louvre door leads to

EN SUITE 5' 2" x 8' 2" (1.57m x 2.49m) Fully fitted en suite bathroom with modern white suite incorporating antique effect fittings comprising dual low level flush W.C., pedestal wash hand basin with ceramic tiled splash backs and fitted vanity mirror, panelled bath with mixer tap, telephone style shower attachment and Myra electric shower over with coordinating ceramic splash back tiling. With tile effect laminate wood flooring, ceiling mounted spotlights and electric extractor fan.

BEDROOM TWO 11' 0" x 9' 9" (3.35m x 2.97m) Second double bedroom with ceiling mounted spotlights, double central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM THREE 9' 6 max" x 9' 9" (2.9m x 2.97m) With fitted double sliderobe wardrobe providing both hanging rail and storage shelving, central heating radiator and Upvc double glazed window providing excellent views over the rear garden.

BEDROOM FOUR 9' 7 max" x 13' 0 max" (2.92m x 3.96m) With useful walk in storage cupboard with loft access, double central heating radiator and Upvc double glazed window providing views over the rear garden.

BEDROOM FIVE 9' 5 max" x 5' 11 max" (2.87m x 1.8m) Fifth bedroom benefits from central heating radiator and Upvc double glazed window providing views over the rear.

BATHROOM 7' 8 max" x 5' 11 max" (2.34m x 1.8m) Fitted with modern white suite incorporating contemporary style fittings comprising dual low level flush W.C., pedestal wash hand basin with mixer tap and panelled bath with mixer tap and fitted Galaxy Aqua electric shower over. With ceramic splash back tiling, built in shelved storage cupboard housing hot water cylinder, recessed ceiling spotlights, stainless steel ladder style towel radiator, tiled flooring and Upvc double glazed opaque window to the front.

EXTERNAL

FRONT To the front of the property is a good sized mature lawned garden with shrub perimeter hedge and extremely well stocked borders with paved walkway to front door and courtesy coach light. timber pedestrian access gate leads to side and rear.

SIDE AND REAR To the side and rear is a substantial mature lawned garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards, outside security light and power point. The garden also contains a brick built detached garage having the benefit of both power and light connected with rear pedestrian access door and double timber doors. Driveway with double timber gates provides vehicular access and off street parking.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn right on to A614 / Airmyn Road and at roundabout, take 2nd exit continue over the bridge and head over the next roundabout. Turn left on to Buttfield Road, turn right to stay on Buttfield Road and turn right on to Buttfield Lane. Turn right on to The Meadows and turn right to stay on The Meadows where property is in the right hand corner and can be easily identified by our Housesetc For Sale board.

Council Tax: C



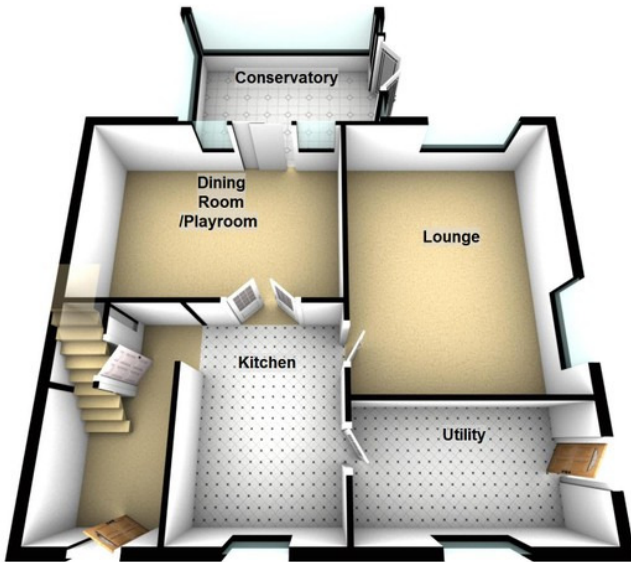


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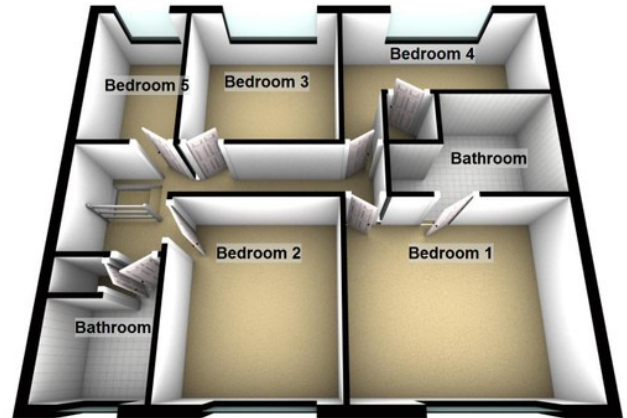
Ground Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



First Floor

Approx. 66.3 sq. metres (714.2 sq. feet)



Total area: approx. 144.1 sq. metres (1551.0 sq. feet)

