



70, Langrick Avenue,
Goole, Howden, DN14 7SR
£240,000



NO ONWARD CHAIN. An excellent opportunity to purchase this immaculate three-bedroom detached home, ideally positioned in the sought-after market town of Howden. Offering well-balanced accommodation throughout and excellent commuter links.

The accommodation briefly comprises a welcoming sitting room and a spacious dining kitchen with double patio doors opening onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom, providing practical accommodation for modern lifestyles.

Outside, the property benefits from a single garage, off-street parking, and a fully enclosed rear garden with gated side access, offering a private and secure outdoor space that's ideal for relaxing, gardening, or spending time with family and friends.

The property is within easy reach of a wide range of local amenities, including independent shops, cafes, schools, and leisure facilities. With excellent access to the M62 motorway, the location is ideal for commuters.

Early viewing is highly recommended.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C.



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BAND: C

Howden is a developed historic market town with a good variety of facilities and amenities and is located within 3 miles of the M62 motorway network, offering a convenient location for access to other parts of the country.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

1.37m x 1.88m (4'5" x 6'2")

Entered via a UPVC front entrance door, having a radiator, and stairs to the first floor accommodation.

SITTING ROOM

3.72m x 4.25m (12'2" x 13'11")

Bow double glazed window to the front elevation and a double radiator.

DINING KITCHEN

4.63m x 3.66m (15'2" x 12'0")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood above, plumbing for a washing machine. Under stairs cupboard, radiator, double doors to the rear elevation, and double glazed window to the side elevation.

LANDING

3.76m x 1.79m (12'4" x 5'10")

Double glazed window to the side elevation, radiator, airing cupboard housing the hot water cylinder, and access to the loft.

BEDROOM ONE

4.29m x 2.79m (14'0" x 9'1")

Double glazed window to the front elevation and a radiator.

BEDROOM TWO

2.78m x 3.65m (9'1" x 11'11")

Double glazed window to the rear elevation and a radiator.

BEDROOM THREE

2.39m x 1.80m (7'10" x 5'10")

Double glazed window to the front elevation and a radiator.

BATHROOM

1.85m x 1.67m (6'0" x 5'5")

Fitted suite comprising bath with mixer tap, Triton shower over with folding side screen, hand basin in vanity unit, low flush WC, chrome ladder style radiator, extractor fan, and opaque double glazed window to the rear elevation.

GARAGE

Up and over garage door, with personal rear door, and opaque window to the rear elevation.

OUTSIDE

A driveway provides off-street parking and leads to a single garage. The front garden is mainly laid to lawn, creating an attractive approach to the property.

The fully enclosed rear garden offers a good degree of privacy and features a paved patio seating area, a well-maintained lawn, and a garden shed, providing an ideal space for outdoor relaxation and entertaining.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

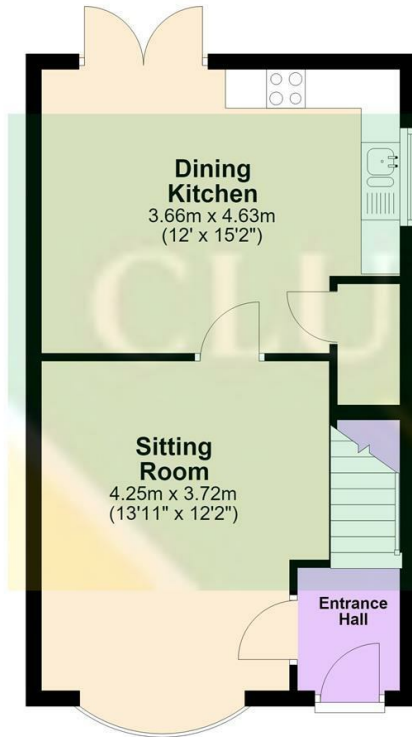
SERVICES

Mains water, electricity and gas.



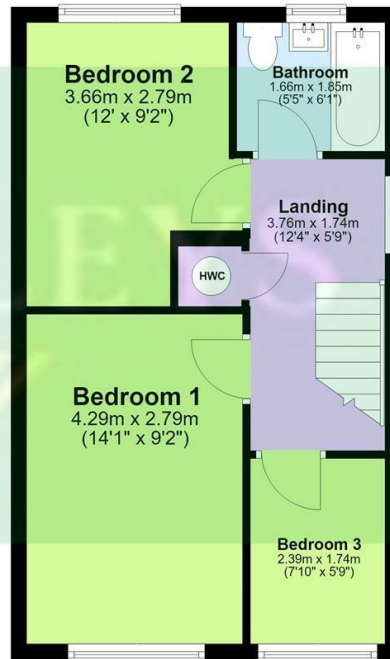
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)
(excluding Bedroom 3)



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

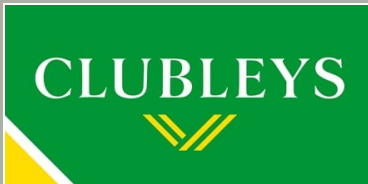
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.