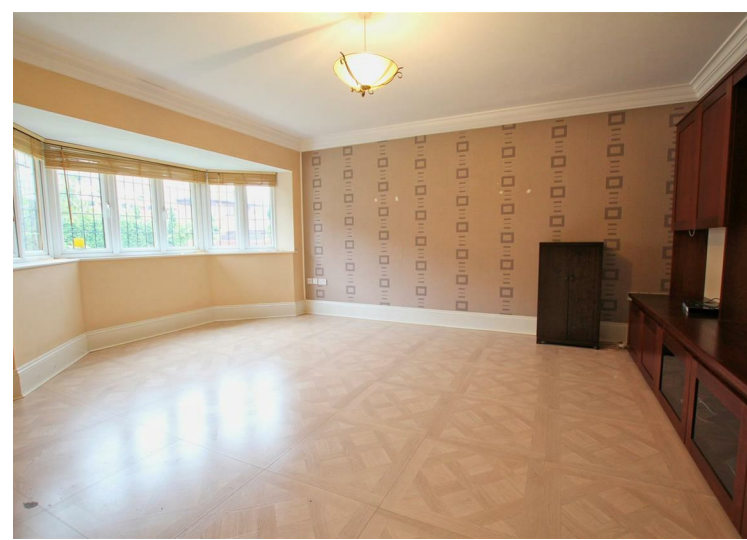




QUICK & CLARKE
The Property Specialists

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Waverley House Rosewoods, Howden DN14 7QX
£440,000

- Five double bedrooms
- Three large reception rooms
- Beautifully appointed breakfast kitchen
- Attractively presented and of a high specification
- Easy to maintain garden
- CCTV and electric gates
- Convenient for the M62
- EPC: C

THE PROPERTY

Immaculately presented, this lavish and generously sized modern five bedroom detached house offers beautifully proportioned and well laid out accommodation with great flexibility of use. Offering easy to maintain gardens and with electric gates for the security conscious, the property is of a very high specification throughout. The accommodation briefly comprises: A wide entrance hall, generous sized living room with archway through to a separate dining room, further sitting room with bay window to the front elevation, beautiful breakfast kitchen and downstairs cloakroom. To the first floor are two en-suite bedrooms, a further two double bedrooms and a house bathroom. To the second floor there is a master suite with double bedroom, dressing room and en-suite bathroom. Outside the property has generous sized gardens, the rear garden being hard landscaped for ease of maintenance, a double garage and parking.

LOCATION

The property is located on the exclusive modern development forming The Rosewoods which is accessed off Thorpe Road on the eastern side of the town of Howden. Howden is a popular and historic market town lying just off the M62 close to the River Ouse and offering a convenient base to access the major road network.

THE ACCOMMODATION COMPRISES OF

GROUND FLOOR

ENTRANCE HALL

12'10" x 7'10" (3.91m x 2.39m)

With an exterior storm porch with quarry tiled floor, a composite front door with window either side provides access into this wide entrance hall with tiled floor, stairs to the first floor and archway through to the kitchen, doors lead off into the living room and sitting room.

LIVING ROOM

16'2" x 14'6" (4.93m x 4.42m)

A very generous sized room with a walk-in bay window to the side elevation. The focal point of the room is a brick fireplace housing a gas living flame fire and there is a further window to the front elevation and an archway leads through into the dining room.

DINING ROOM

11'3" x 11'10" (3.43m x 3.61m)

With French doors opening into the garden and a further window to one side.

SITTING ROOM

15'4" x 14'7" (4.67m x 4.45m)

A further generous sized reception room with large walk-in bay window to the front elevation. High quality wooden flooring and built in hardwood units with mounting for television on wall, decorative radiator cover to match the hardwood units.

BREAKFAST KITCHEN

25'7" x 11'11" max (7.80m x 3.63m max)

A stunning contemporary breakfast kitchen offering a wide range of wall and base units with contrasting black and white high gloss fronts and beautiful natural stone work surfaces, matching breakfast bar, inset Franke stainless steel sink, six ring hob with contemporary extractor over, integral double oven, microwave and steam oven, space for American style fridge freezer, French doors opening onto the garden and window to rear elevation, chrome towel heater and cupboard under the stairs.

DOWNSTAIRS CLOAKROOM

6'11" x 3'1" (2.11m x 0.94m)

With a two piece sanitary suite comprising a corner pedestal wash hand basin, low level WC, tiled splashbacks and chrome towel rail, window to the side elevation.

FIRST FLOOR

LANDING

The landing offers flexibility of use with the front aspect of the landing currently used as a desk area.

BEDROOM 1

15'5" x 14'7" (4.70m x 4.45m)

A generous sized double bedroom with fitted units including overbed units and bedside units, window to the front elevation. Door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'10" x 3'7" (2.39m x 1.09m)

With a modern three piece sanitary suite comprising a vanity unit with back to the unit WC and semi-recessed hand wash basin, shower cubicle and partially tiled walls, window to the side elevation.

BEDROOM 2

15'5" x 11'9" (4.70m x 3.58m)

With built-in cupboard and windows to both side and rear aspects. Door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'11" x 6'3" max (2.41m x 1.91m max)

With a three piece sanitary suite comprising vanity unit with back to the unit WC and semi-recessed hand wash basin, tiled shower enclosure and partially tiled walls, window to the rear elevation.

BEDROOM 3

14'6" x 12'2" (4.42m x 3.71m)

With fitted wardrobes and windows to both front and rear aspect.

BEDROOM 4

12'1" x 9'10" (3.68m x 3.00m)

A further double bedroom currently used as a gym with window to the rear elevation.

HOUSE BATHROOM

With a four piece sanitary suite comprising corner bath and separate shower cubicle, vanity unit, back to the unit WC, semi-recessed hand wash basin, partially tiled walls.

SECOND FLOOR

LANDING

With a range of built-in cupboards.

MASTER BEDROOM

14'7" x 3'2" (4.45m x 0.97m)

With sloping ceilings, built-in cupboards, Velux window to the rear elevation and further window to side elevation.

DRESSING ROOM

9'6" x 8'5" (2.90m x 2.57m)

With walk-in wardrobe.

BATHROOM

15'2" x 5'10" (4.62m x 1.78m)

With a beautifully appointed five piece bathroom with vanity unit with double semi-recessed hand wash basins, panelled bath with tiled panel, shower cubicle, bidet and low level WC, tiled walls and window to the side elevation.

OUTSIDE

The property has an attractive frontage having an open plan and largely lawned garden with borders laid under gravel for ease of maintenance and planted with ornamental trees. A timber gate provides access to the side of the property.

REAR GARDEN

The rear garden is walled and has been hard landscaped for ease of maintenance. Adjacent to the rear of the house is a large paved patio area which leads out onto a block sett driveway in front of the double garage. To the side of the property is an area laid under gravel. Remote control electric gates provide access to the driveway and to the:

DOUBLE GARAGE

With electric roller shutter door and personnel door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

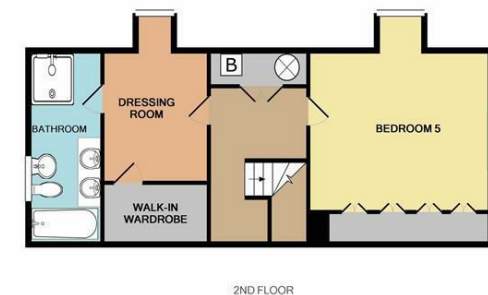
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.