



8 THE HALL SPINNEY

HOWDEN, DN14 7FD

£350,000
FREEHOLD

A rare and exciting opportunity has arisen to acquire this spacious, detached bungalow, situated on the sought after Hall Spinney development within the centre of Howden. Occupying a peaceful corner position within the cul-de-sac, the bungalow requires some modernisation but offers huge potential and scope. The bungalow briefly comprises; entrance hall, kitchen, cloakroom, lounge, 3/4 bedrooms one with en-suite and a separate bathroom. Externally there is an open plan garden to the front with a block paved driveway providing ample parking and access to the double garage. To the rear and side of the property there are further lawned gardens with mature shrubs and trees. Offered with no onward chain. Early inspection highly recommended.

EPC: C



8 THE HALL SPINNEY

- Spacious detached bungalow
- Sought after location
- Corner position in peaceful cul-de-sac
- In need of modernisation
- Gas central heating
- 3/4 bedrooms
- En-suite and house bathroom
- Double garage. Extending to approx 1777 sq ft
- Gardens & driveway
- Excellent potential. NO CHAIN



Entrance Hall

Stairway leading to the first floor. One central heating radiator.

Cloakroom

Vanity wash hand basin and a low flush w.c. Walls tiled to half height. Extractor fan and one central heating radiator.

Kitchen

A range of fitted base and wall units finished in timber effect and having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink, four ring ceramic hob, integrated fridge and freezer and a housing unit containing an electric double oven. Concealed extractor fan. Inset ceiling lights. Access door into the double garage.

Lounge

Timber fire surround with marble effect inset and hearth housing a coal effect gas fire. Patio door to front. Two central heating radiators.

Bedroom One

To the rear elevation. One central heating radiator.

En-Suite

Corner shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Extractor fan. One central heating radiator.

Dining Room/Bedroom Four

To the front elevation. One central heating radiator.

Landing

Velux roof window. Built in storage cupboard. Access to the loft space.

Bedroom Two

To the front elevation. One central heating radiator.

Bedroom Three

To the rear elevation. One central heating radiator.

Bathroom

Pink suite comprising a panelled bath, pedestal wash hand basin and a low flush w.c. Fully tiled walls. One central heating radiator. Velux roof window.

Double Garage

Twin metal up and over access doors. Rear door. Utility area with one double base cupboard and one double wall cupboard. Laminated worktop with a single drainer stainless steel sink. Plumbing for a washing machine. Wall mounted gas boiler.

Gardens

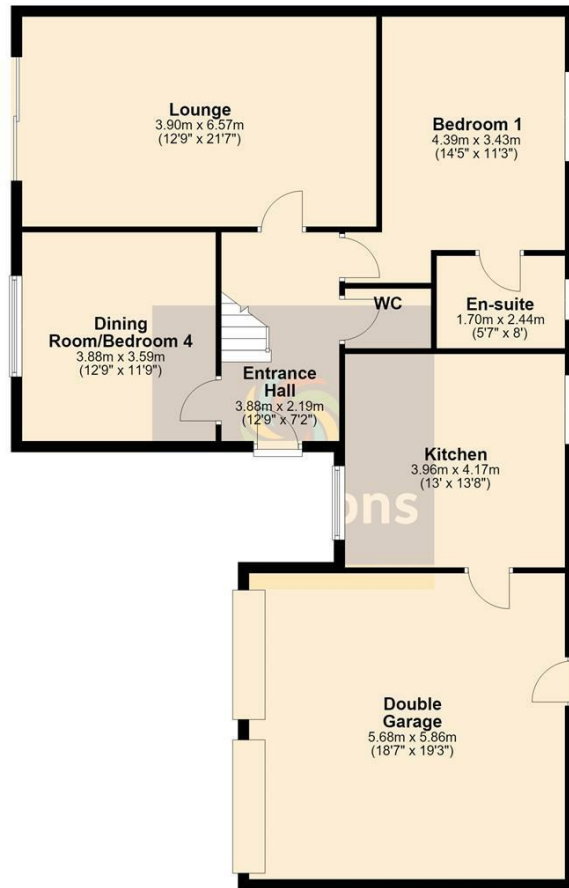
To the front of the property there is an open plan lawned area together with a block paved driveway providing off street parking and access to the garage. There is gated access down both sides of the property.

To the rear and side of the property there are further lawned gardens with mature shrubs and trees.

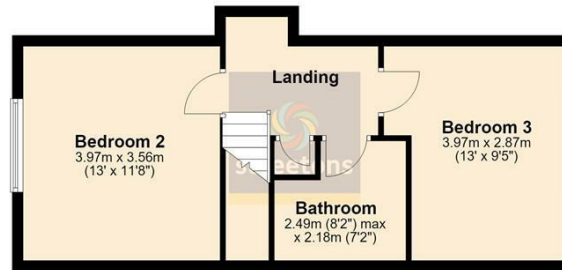
8 THE HALL SPINNEY



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

