

linkagency



9, Houlder Drive, Howden, Goole, DN14 7ZU
£225,000



- Ideal for first time buyer
- Positioned for maximum sunshine exposure to the garden
- Downstairs w.c cloaks
- Superb energy efficiency meaning very low energy bills
- Modern decor throughout
- Ergonomic design with patio doors leading out to the rear garden
- Ensuite to the largest bedroom



Description

We offer to the market this house on Houlder Drive, Howden, a nearly new semi-detached house offering a perfect blend of modern living and community spirit. With a well designed 788 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The home boasts a thoughtfully designed reception room that invites natural light, creating a warm and welcoming atmosphere. With two contemporary bathrooms, convenience is at your fingertips, ensuring that busy mornings run smoothly.

One of the standout features of this property is its high energy efficiency, which not only benefits the environment but also helps to keep utility costs low. The attractive design and modern build further enhance its appeal, making it a desirable option for those looking to settle in a vibrant community.

Situated in a family-friendly neighbourhood, this home is conveniently located close to central amenities in the market town of Howden. Residents will appreciate the easy access to the M62 at Junction 37, providing excellent transport links for both work and leisure.

In summary, this semi-detached house on Houlder Drive is a fantastic opportunity for anyone seeking a stylish, energy-efficient home in a thriving area. With its modern features and proximity to local amenities, it is sure to attract interest from discerning buyers.



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Approximate Gross Internal Floor Area = 73.2 sq m / 788 sq ft

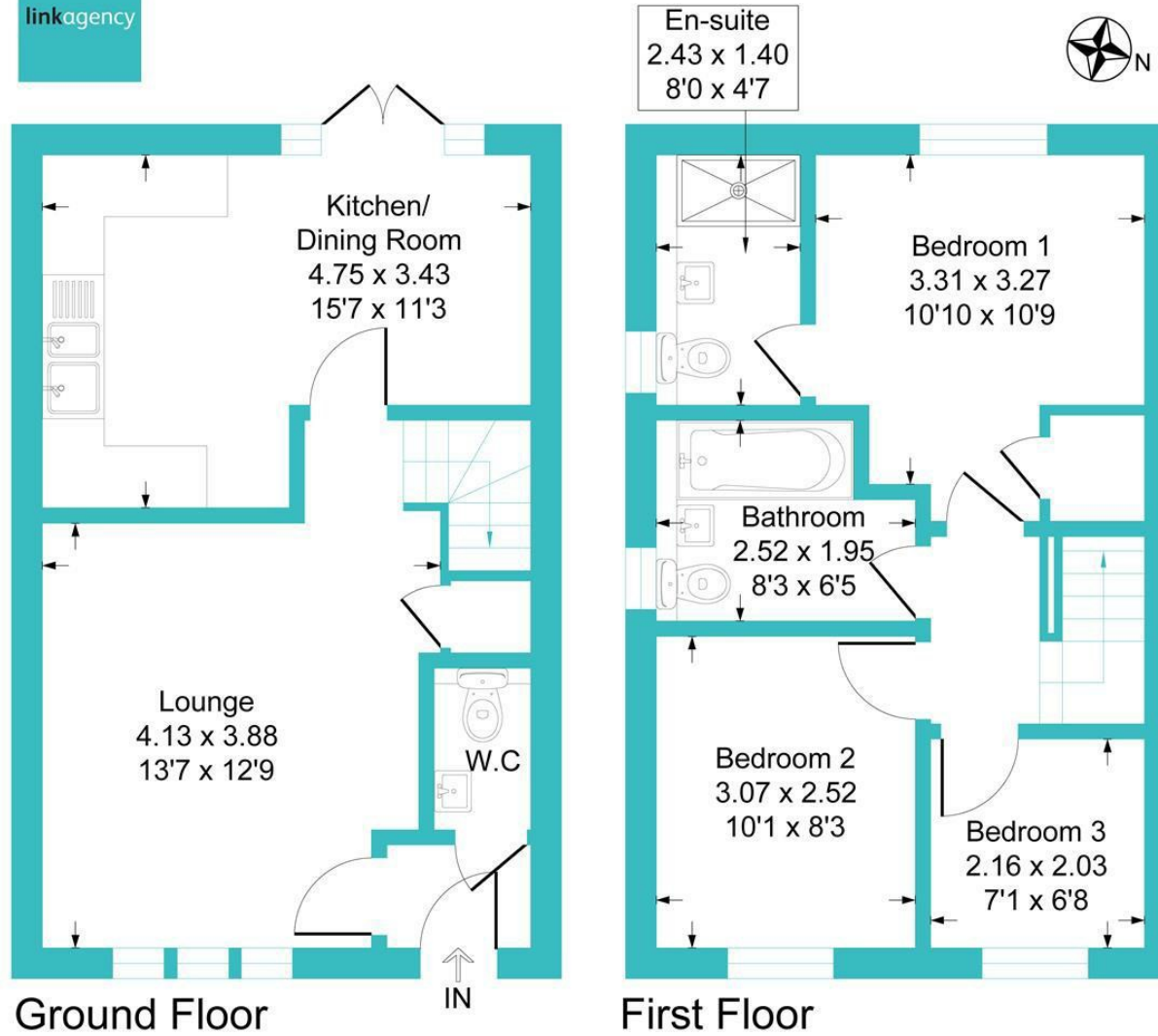


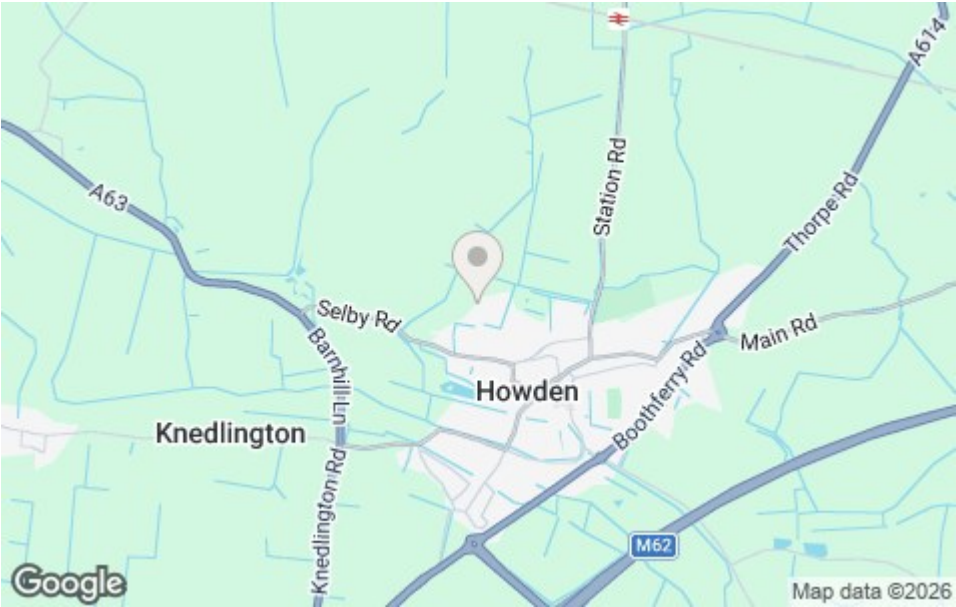
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	96
(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
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.