



**9 Brierley Close**

**Howden DN14 7JB**

**£342,000**

**FREEHOLD**

We are pleased to present to the market this 4 bedroom detached house located in a quiet cul-de-sac in the popular market town of Howden. Within easy walking distance of the town centre and all local amenities. The well appointed accommodation briefly comprises; entrance hall, downstairs w.c, open plan Kitchen/Dining room with open aspect into the Lounge. Bi-fold doors open into a Home Office/Garden Room giving the whole downstairs a lovely flow. The first floor has four bedrooms, one with en-suite and a house bathroom. There is ample parking to the front of the property and well thought out, enclosed landscaped gardens to the rear. A viewing is highly recommended to appreciate the features and quality of this lovely property.

**EPC:**



- Well presented family home
- Quiet cul-de-sac position
- Within easy walking distance of the town centre and all local amenities
- Open Plan Kitchen/Dining Room with Log Burner
- Open aspect into Lounge
- Access through Bi-Fold Doors to Home Office/Garden Room

### Entrance Hall

Stairway to first floor with understairs storage cupboard. One central heating radiator.

### Cloakroom

A white low flush w/c with concealed cistern and vanity wash hand basin. Ceramic tiled flooring. One central heating radiator.

### Kitchen/ Dining Room

A modern range of fitted base and wall units finished in grey high gloss laminate with black granite worktops and upstand. Inset single drainer sink with a chrome mixer tap. Integrated 'Bosch' microwave and 'Zanussi' induction hob with suspended extractor fan over. 'Bosch' electric oven within a housing unit. Integrated CDA dishwasher. Oak block breakfast bar. The dining area benefits from a log burning stove. Open access into the lounge and into the Home Office/Garden Room. Ceramic tiled flooring throughout. Side door access. One central heating radiator

### Lounge

Contemporary electric fire. Timber flooring throughout. One central heating radiator.

### Home Office/Garden Room

Bi-fold doors lead from the dining room into this bright home office. French doors open out into the garden and roof windows bring in extra sunlight. Timber effect laminate flooring. One central heating radiator.

### Landing

Built in storage cupboard. One central heating radiator.

### Bathroom

A white suite comprising a paneled bath, pedestal wash hand basin with mirrored cabinet above and low flush w/c. Ceramic

tiled flooring and walls tiled to half height. Inset lighting. Chrome heated towel rail.

### Bedroom One

To the front elevation. One central heating radiator. Sliding door into en-suite.

### En-Suite

A white suite comprising a fully tiled mains shower cubicle, a vanity wash hand basin and a low flush w/c with concealed cistern. Ceramic tiled flooring. Chrome heated towel rail.

### Bedroom Two

To the rear elevation. Built in wardrobes and over head storage. One central heating radiator.

### Bedroom Three

To the rear elevation. Built in storage units. One central heating radiator.

### Bedroom Four

To the side elevation. Access to the loft, which has a light and a drop down ladder. One central heating radiator.

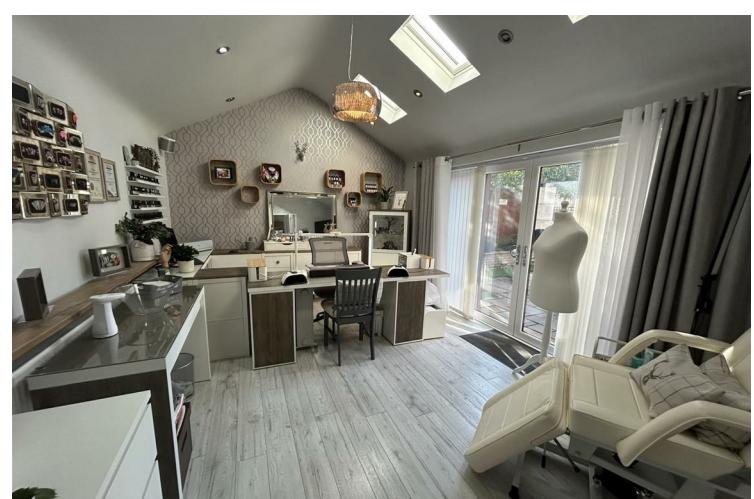
### Garage

Electric roller shutter access door. Power and lighting. Plumbing for a washing machine. Wall mounted gas boiler. Rear access door from the garden.

### Outside

The front of the property has a block paved driveway providing parking for multiple vehicles. Side gate access to each side.

Fully enclosed and landscaped south facing rear garden with paved patio seating area. Artificial lawn. Brick built raised beds

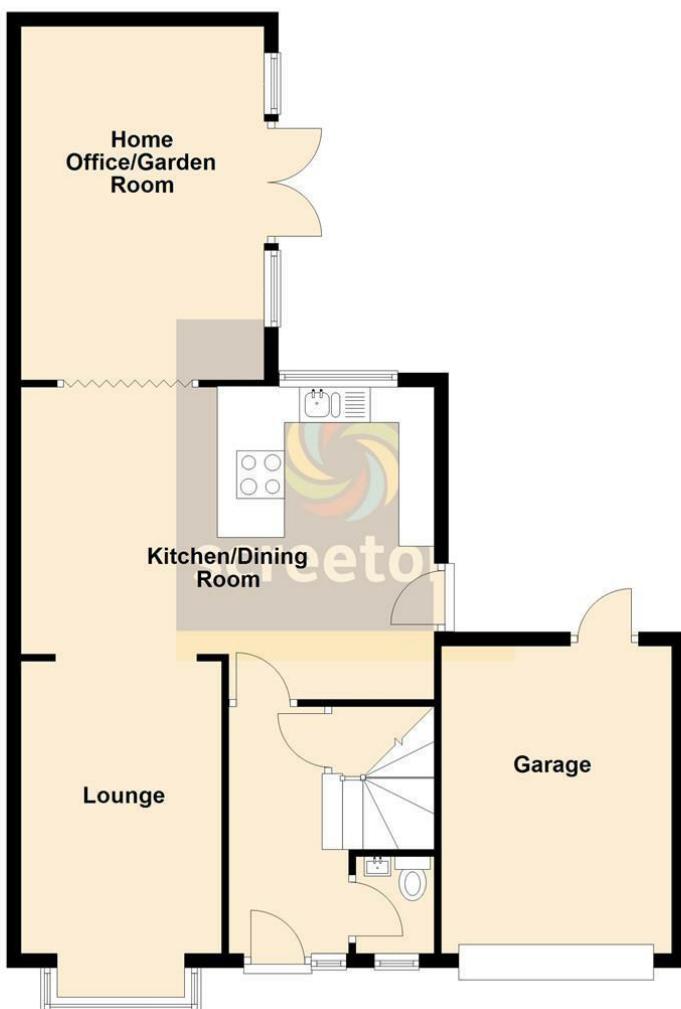


- 4 Bedrooms, one with en-suite
- Downstairs w.c
- Beautiful landscaped rear garden with light features and fire pit
- Extends to approx 1,384 sq ft

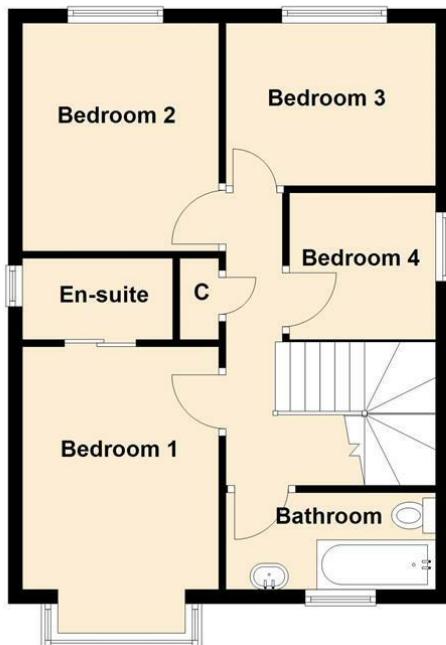
with inset light features. Feature wood burning stove. Multiple external double power sockets. Rear access to the garage.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

