



88 Langrick Avenue  
Howden DN14 7SR

Offers Around £335,000

**FREEHOLD**

We are pleased to welcome to the market this well presented, four bedroom detached property that is located within the sought-after market town of Howden. Positioned at the end of Langrick Avenue enjoying views to the rear of the school playing fields and also having easy access through to the town centre via Carter Street. This family home briefly comprises entrance hall, w.c. Lounge with wood burner, kitchen, dining room and garden room, all have open aspects giving a lovely open plan feel to the ground floor. Upstairs there are four bedrooms and a house bathroom. Externally the property occupies a sizeable plot with a front driveway that provides off-street parking and access to the garage. The attractive rear garden, which overlooks the school fields incorporates lawned areas, block paved seating areas, shrub borders and a timber garden shed. An internal viewing is highly recommended to appreciate what this property has to offer.

**EPC: C**





- Excellent family home • Spacious accommodation • Lounge with wood burner • Kitchen, dining room and garden room with an open plan feel

### Entrance

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

### Cloakroom

White suite with vanity wash hand basin and low flush w/c. Ceramic tiled flooring and laminate wall panelling to half height.

### Kitchen

A modern range of cream units with timber effect worktops and tiled work surrounds. One and a half bowl single drainer sink with mixer tap. Plumbing for a washing machine and an integrated full height fridge and dishwasher. 5 burner gas hob with built under double electric oven. Stainless steel chimney style extractor fan. Side door access and open aspect into the dining room.

### Dining Room

Double doors to lounge and open aspect into the garden room. One central heating radiator.

### Garden Room

Double doors to the garden. UPVC construction and pitched roof. One central heating radiator.

### Lounge

Timber effect laminate flooring. Fire recess with slate hearth and timber mantle housing a wood burning stove. One central heating radiator.

### Landing

Access to loft.

### Bedroom One

To the front elevation. Range of fitted wardrobes. One central heating radiator.

### Bedroom Two

To the rear elevation. Range of fitted wardrobes with sliding doors. One central heating radiator.

### Bedroom Three

To the rear elevation. Fitted wardrobes with sliding doors. One central heating radiator.

### Bathroom

A white suite comprising of a double corner shower cubicle with mains shower and laminate wall panelling. Panelled bath, vanity wash hand basin and a low flush w/c with concealed cistern. Partially tiled walls and ceramic tiled flooring. Vertical towel radiator. inset ceiling lights and extractor fan.

### Bedroom Four

To the front elevation. Built in double cupboards. One central heating radiator.

### Gardens

To the front of the property there is a block paved driveway providing off street parking and access to the garage together with gravelled areas, decorative central patio and shrub beds. Gated access to the side of the property leads round to the rear.

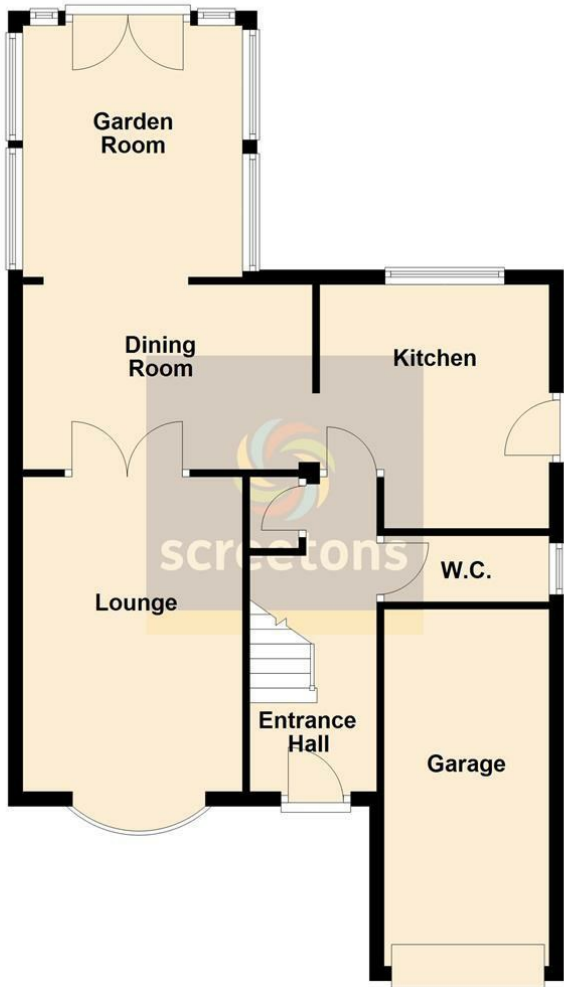
To the rear of the property there is an attractive, fully enclosed garden with good sized lawned area, two block paved seating areas, shrub borders and a timber garden shed. The garden enjoys views to the rear over the school playing fields.



- Four bedrooms and a bathroom
- Open views to the rear over the school fields
- Block paved driveway
- Integrated garage
- Within easy walking distance of the town centre and all local amenities
- Measuring approx 1054.87 sq ft



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

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

