



## 7 Buttfield Road Howden DN14 7DW

£375,000

**FREEHOLD**

**\*BACK ON MARKET - REDUCED PRICE\*** We are pleased to welcome to the market this period detached property. This delightful home has three good sized double bedrooms and a fourth single bedroom/study. The ground floor features a characterful sitting room with a large red brick fireplace, a bright dining room and a kitchen. In addition there is a downstairs shower room, a utility room and pantry together with a conservatory looking out onto the garden. This property is located a short walk from the centre of the well sought after market town of Howden and provides quick access to the M62 Motorway. The house itself is well functioning and whilst it may need a little updating can make a comfortable home for someone ready for their next chapter.

**EPC: E**



- Individual, characterful period property
- In need of certain modernisation
- Lounge & Dining Room
- Utility Room and Pantry

### Entrance Hallway

### Sitting Room

This charming sitting room features a red brick full height fireplace housing a cast-iron log burner. A large store cupboard with built in cupboards. One central heating radiator.

### Dining Room

Timber fireplace with marble inset and housing a coal effect gas fire. Two central heating radiators.

### Inner Hallway

One central heating radiator.

### Kitchen

A range of modern fitted units finished in cream laminate comprising base and wall units, tiled worktops with two and half bowl inset stainless steel sinks. A full height housing unit incorporates a double oven. Ceramic hob and stainless steel chimney style extractor above. One central heating radiator.

### Inner Lobby

Stairway leading to first floor. One central heating radiator.

### Downstairs Shower Room

Pale blue coloured suite comprising a shower cubicle and pedestal wash hand basin. Low flush w/c and wall mounted heated towel rail. One central heating radiator.

### Conservatory

Constructed of UPVC frame with sealed double glazed units and standing of dwarf brick wall. Fitted cream gloss laminate base units with timber effect laminate worktop. One central heating radiator. Ceiling fan.

### Utility Room

A range of fitted base units finished in white laminate with laminate worktops and inset sink. Full height cupboards and space for fridge/freezer. Build in deep pantry with shelves for storage. One central heating radiator. Rear access door.

### Landing

One central heating radiator.

### Bedroom One

To the front elevation. Walk in cupboard containing the 'Worcester Bosch' boiler which heats the central heating and supplies the domestic hot water. Cistern tank with electric immersion heater. One central heating radiator.

### Bathroom

'Pampas' coloured suite comprising a bath in a tiled inset, pedestal wash hand basin, low flush w/c and bidet. Tiled walls. One central heating radiator.

### Bedroom Two

To the front elevations. Two fitted wardrobes. Period cast iron fireplace. One central heating radiator.

### Bedroom Three

To the front elevation. Range of fitted bedroom furniture and built in cupboards. One central heating radiator.

### Bedroom Four/Study

To the side elevation. Built in storage with timber effect laminate worktops.

### Garage

Detached garage constructed of sectional concrete, with a metal up and over access door. Power and lighting . Side personnel door.

### Outside

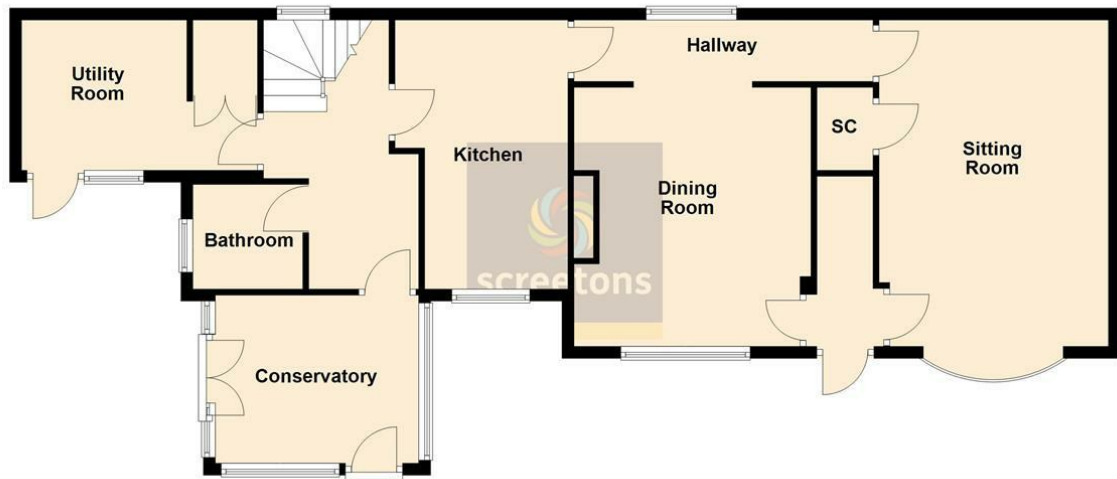


- Downstairs Shower Room • 4 Bedrooms & House bathroom • Located close to local amenities • Garage & Driveway with ample parking space • A viewing is essential to appreciate the extent of this unique property • No onward chain

To the front of the property there are low maintenance gardens that are gravelled and include a variety of shrubs and plants, there is also an ornamental pond featured. To the side of the property are lawned gardens and a paved patio seating area. A gravelled driveway leads from Buttfield Road which gives access to garage and provides off street parking.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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

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