



32 Hull Road, Howden, DN14 7AT

£295,000

EPC: D

An opportunity to acquire this substantially extended semi-detached house situated in the town of Howden. Offering extensive family accommodation briefly comprising, Lounge, kitchen, family room, dining room, utility, w.c. five bedrooms 4 with en-suites and a house bathroom. Externally there is a generous rear garden with brick built store/workshop, timber garden shed and a greenhouse together with ample parking to the front and a garage. A viewing is highly recommended to appreciate the extent of the accommodation on offer.

- Substantially extended semi-detached house
- Extensive family accommodation
- Gas C.H & D.G.
- Three reception rooms
- Utility & W.C.
- Five bedrooms, 4 with en-suite facilities
- Garage
- Large parking area
- Spacious rear garden with brick built store, greenhouse & timber garden shed
- Viewing recommended

#### Entrance Hall

3' x 23'7"

Ceramic tiled floor. Two central heating radiators. Access to the garage.

#### Cloakroom

8'4" x 3'1"

White suite comprising a pedestal wash hand basin and a low flush w.c. Ceramic tiled floor. Inset ceiling lights. One central heating radiator.

#### Utility Room

6'5" x 12'

One double base cupboard with laminated worktop and a single drainer stainless steel sink. Two wall mounted 'Worcester' gas boilers. Ceramic tiled floor. One central heating radiator. Plumbing for a washing machine. Inset ceiling lights. Extractor fan. Rear door access.

#### Inner Hall

Ceramic tiled floor. Stairway leading to the first floor. Inset ceiling lights. One central heating radiator.

#### Lounge

11'9" x 12'9" plus 11'10" x 13'6"

Timber fire surround with decorative inset and marble effect hearth housing a gas fire. Two central heating radiators.

#### Kitchen

7' x 20'4"

Range of fitted base and wall units finished in cream high gloss laminate. Laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink and a five ring gas hob. Housing unit containing an electric oven and microwave. Stainless steel extractor hood. Ceramic tiled floor. Open aspect leading into the family room.

#### Family Room

13'7" x 7'9"

Two central heating radiator. Rear door access. Ceramic tiled floor.

#### Dining Room

11'7" x 13'5"

Timber fire surround with marble effect inset and hearth housing an electric fire. Inset ceiling lights and one central heating radiator.

#### Landing

Irregular shape. Access to the loft space, which is boarded and has the benefit of a loft ladder. Airing cupboard.

#### Bedroom One

12'1" x 22'

To the front and side elevation. Two central heating radiators. Inset ceiling lights.

#### En-Suite

5'9" x 8'7"

White suite comprising a panelled bath, fully tiled shower cubicle with mains shower, vanity wash hand basin and a low flush w.c. Fully tiled walls. Chrome heated towel rail and inset ceiling lights.

#### Bedroom Two

11'6" x 13'6" plus entrance

To the rear elevation. One central heating radiator.

#### En-Suite

White suite comprising a panelled bath with mains shower over and a mixer tap shower attachment, vanity wash hand basin and a low flush w.c. Fully tiled walls. Inset ceiling lights and one central heating radiator.

#### Bathroom

4'9" x 9'7"

White suite comprising a corner bath with mixer tap shower, fully tiled shower cubicle with electric shower, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Inset ceiling lights and one central heating radiator.

#### Bedroom Three

10'6" x 12'

To the front elevation. One central heating radiator.

#### En-Suite

4'5" x 5'1" plus shower

White suite comprising a fully tiled shower cubicle with electric shower, vanity wash hand basin and a low flush w.c. Fully tiled walls and inset ceiling lights.

#### Bedroom Four

8'9" x 12'7"

To the front elevation. Double built in wardrobe. One central heating radiator.

#### En-Suite

4'6" x 3'8" plus shower

White suite comprising a fully tiled shower cubicle with electric shower, vanity wash hand basin and a low flush w.c. Fully tiled walls and inset ceiling lights.

#### Bedroom Five

7'2" x 13'8"

To the rear elevation. One central heating radiator.

#### Garage

8'6" x 20'2"

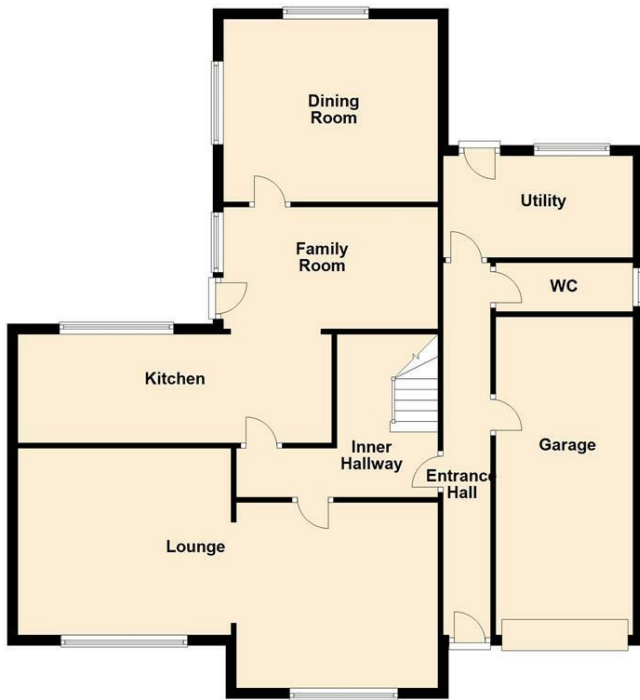
Metal up and over access door. Power and lighting. Fuse box.

#### Gardens

To the front of the property there is an extensive gravelled driveway and parking area for several vehicles.

To the rear of the property there is a good sized fully enclosed garden, which incorporates well stocked flower and shrub borders, a decorative pond and a paved patio and pathway. In addition there is a brick built store, timber garden shed and a greenhouse.

Ground Floor



First Floor

