



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.







