



3 Osana Avenue Howden DN14 7ZG

£295,000
FREEHOLD

An exciting opportunity has arisen to acquire this extremely well presented, three storey townhouse, built by well renowned builders Hoveden Homes. Located on this small, exclusive development on the outskirts of Howden, Osana Avenue is a quiet cul-de-sac, yet is within easy walking distance of the town's many amenities. The property was built approximately 4 years and finished to a very high standard and offers good size accommodation briefly comprising a kitchen/dining room and w/c along with access to the garage on the ground floor. The lounge and master bedroom along with an en-suite hold the first floor with an additional 2 bedrooms and house bathroom on the top floor. Externally there is a driveway and parking area to the front and a fully enclosed rear garden. An internal viewing is highly recommended to appreciate the property on offer.

EPC: B



- Extremely well presented, three storey townhouse
- Located on a peaceful cul-de-sac
- Built approx 4 years ago by renowned builders Hoveden Homes
- Bright Kitchen/Dining Room and a downstairs w/c
- First floor lounge
- Master bedroom with en-suite

Entrance Hall

A bright and spacious hallway with timber effect tiled flooring. Stairway to first floor with space underneath for extra storage. One central heating radiator

Cloakroom

A white suite comprising of a vanity wash hand basin and low flush w/c. Timber effect tiled flooring and walls tiled to half height. Extractor fan.

Kitchen/Dining Room

A range of fitted base and wall units finished in grey with a grey and white speckled worktop and splashback. 'Blanco' composite one and a half bowl single drainer sink. Integrated fridge/freezer, dishwasher and a 4 ring ceramic hob with extractor fan above. Housing unit holding a 'Neff' double electric oven. Inset ceiling lights and timber effect tiled flooring. Access into the garage and French doors leading out to the garden, allowing for plenty of sunlight.

Landing

Storage cupboard containing the wall mounted gas boiler. One central heating radiator.

Lounge

Wall mounted electric fire. Bay window to the front allow extra sunlight into the room. One central heating radiator.

Master Bedroom

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

En-suite

A white suite comprising of a fully tiled shower cubicle with mains shower. Vanity wash hand basin and a low flush w/c. Fully tiled

walls and floor. Inset ceiling lights and an extractor fan. Chrome heated towel rail.

Landing

Built in cupboard. Access to loft. One central heating radiator.

Bedroom Two

To the rear elevation. Velux roof window. One central heating radiator.

Bedroom Three

To the front elevation. Velux roof window. One central heating radiator.

Bathroom

White suite comprising of a panelled bath with mains shower over, vanity wash hand basin and low flush w/c. Walls and floor are fully tiled and the room has a Velux window. Chrome heated towel rail.

Garage

Base and wall units along the back of the garage with a worktop creating a utility area. Plumbing for a washing machine. Power and lighting. Remote control up and over garage door.

Outside

The front of the property benefits from an open plan drive that provides space for two cars with access to the garage.

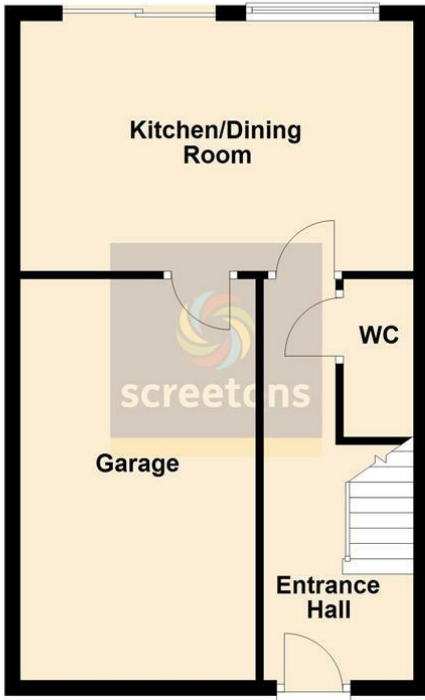
The rear of the property is fully enclosed and mostly laid to lawn. It has a patio seating area directly outside the patio doors creating an ideal entertaining space.



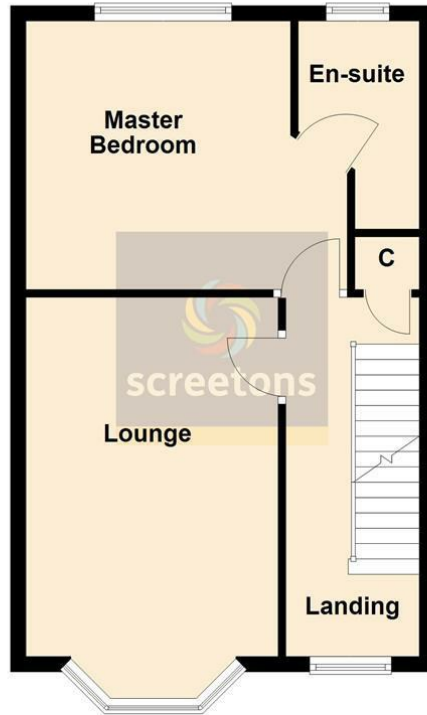
- Two further bedrooms and house bathroom on second floor
- Integral garage with utility area
- Driveway space for two cars
- Fully enclosed garden



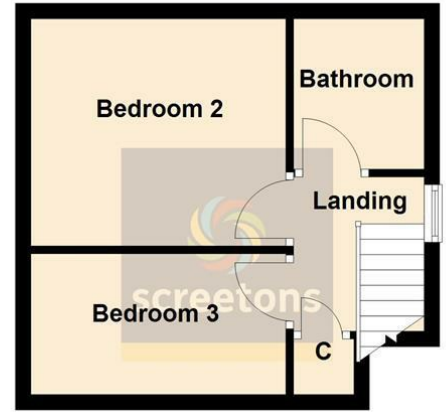
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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

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