



6, Springfield,
Howden, DN14 7TX
£270,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

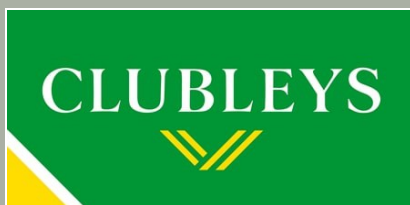
MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfieledsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmfieled Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Behind the attractive frontage lies a beautifully reimagined home that delivers far more space, style and quality than first impressions suggest. Thoughtfully extended and finished to an exceptional standard throughout, this immaculate semi-detached bungalow has been transformed by the current owner into a contemporary, move-in-ready home. The welcoming entrance hall leads to a spacious sitting room featuring engineered oak flooring, a log-burning stove and ample space for dining. The recently installed Howdens kitchen offers a stylish and practical space, complemented by a stunning luxury bathroom, created by combining two rooms to provide a bath, walk-in rainfall shower and self-cleaning glass screen. There are two generous double bedrooms, with the main bedroom enjoying French doors opening onto the rear garden. Outside, the landscaped rear garden has been designed for easy maintenance, with paved and gravelled seating areas, a summer house, garden shed and mature hedge boundaries creating a private setting. To the front, a resin driveway provides ample parking and leads to a larger-than-average garage. An exceptional home where thoughtful design, quality finishes and generous living space combine to create something truly special.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, access to the loft space via a pull-down ladder (part-boarded and fitted with lighting), ceiling coving, engineered oak flooring and radiator.

KITCHEN

2.94m x 2.71m (9'7" x 8'10")
Recently fitted Howdens kitchen, comprising a range of contemporary wall and base units incorporating work surfaces with matching upstands, a 1.5 bowl sink unit with antique brass mixer tap, electric oven, induction hob with extractor hood over, and plumbing for an automatic washing machine. Tiled flooring completes the space.

SITTING ROOM

5.04m x 3.70m (16'6" x 12'1")
Feature HETA log-burning stove set within a tiled inset with granite hearth and solid Oak floating mantel above. Further features include ceiling coving, engineered oak flooring and a radiator.

BEDROOM ONE

5.04m x 3.07m (16'6" x 10'0")
Fitted cupboard, radiator.

BEDROOM TWO

3.62m x 3.70m (11'10" x 12'1")
Ceiling coving, radiator.

BATHROOM

Contemporary four-piece bathroom suite comprising a walk-in shower with recessed niche, rainfall shower head and self-cleaning shower screen, panelled bath, low-flush W.C., and wash hand basin set within a vanity unit. Finished with brushed rose gold fittings, including taps and a vertical heated towel rail. Additional features include a demisting illuminated mirror, recessed ceiling spotlights, tiled flooring and an extractor fan.

OUTSIDE

Outside, the landscaped rear garden has been designed for easy maintenance, with paved and gravelled seating areas, a summer house, garden shed and mature hedge boundaries creating a private setting. To the front, a resin driveway provides ample parking and leads to a larger-than-average garage.

GARAGE

6.76m x 2.80m (22'2" x 9'2")
Up and over door, power and light.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

