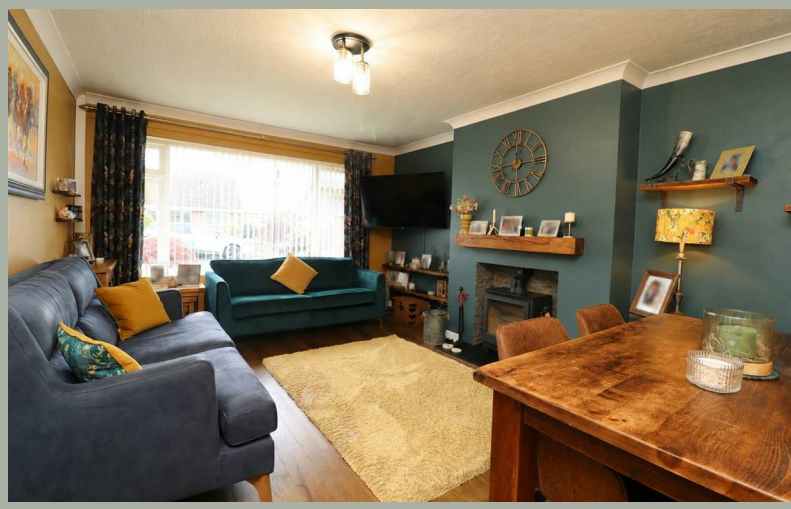
CLUBLEYS

6, Springfield, Howden, DN14 7TX

£262,500







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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Howden is a developed historic market town with a good variety of facilities and amenities and is located within 3 miles of the M62 motorway network, offering a convenient location for access to other parts of the country.

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 with electricity and lighting, 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.

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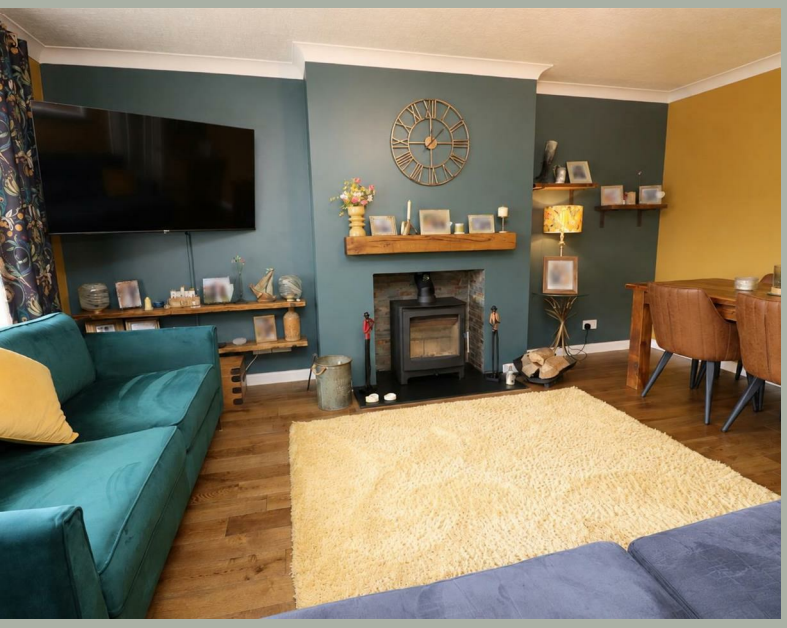











Ground Floor

Approx. 92.4 sq. metres (994.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

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 (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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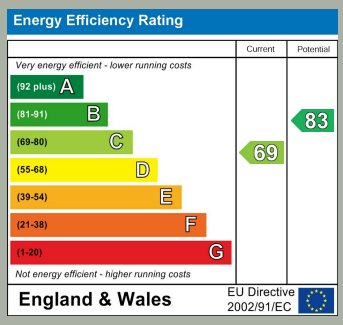

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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