

# linkagency

2 Bedroom House - Semi-Detached for Sale

£190,000

10 Franks Close, Howden, Goole, DN14 7FB



## KEY FEATURES

- READY -TO-MOVE-INTO • IDEAL FIRST TIME BUYER / RENTAL/ HOLIDAY LET • 2 DOUBLE BEDROOMS • 2022 BELLWAY BUILD: 6 YEARS REMAINING ON NHBC CERTIFICATE • 2 PARKING SPACES • SOUTH FACING REAR GARDEN WITH FENCING + EXTENDED PATIO • BATHROOM WITH OVER BATH SHOWER • GROUND FLOOR WC • EASY ACCESS TO HOWDEN RAILWAY STATION: 1.5 MILES • WALKING DISTANCE TO THE TOWN'S MANY AMENITIES

### HEAD OFFICE

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## Summary

This 2022 build property is located on Franks Close north of the sought-after, picturesque town of Howden. The modern home offers contemporary living space throughout.

Spanning an area of 667 square feet, the property features a well-designed layout that includes an entrance hallway with a cloakroom/WC; a spacious reception room leading to a stream-line, open plan kitchen dining room with french doors opening to the, good - size, south-facing rear garden.

To the upper floor are two double bedrooms; a modern bathroom with the addition of an over-bath shower and a storage cupboard off the landing.

There are 2 parking spaces to the front and to the rear is a good size garden with a lawn, extended patio and high fencing.

With 6 years remaining on the NHBC, the home is suitable for small families, couples, or investors looking for an ideal, low maintenance rental property.

Situated in a quiet and friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links (at Howden Railway Station and the M62 interchange), making it an excellent choice for those who value accessibility and community.

Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy modern living in a popular setting.

Do not miss the chance to make this lovely home your own. Contact us today to arrange a viewing and experience all that this property has to offer.

## Howden

Howden is a picturesque, historic, minster town which offers a range of retail outlets including a Boots chemist and a Coop as well as a comprehensive variety of independent retail stores, inns, bars and eating places. The port town of Goole is 3 miles to the south. Howden railway station north of the town, 1.5 miles from the property, is on a main line where trains to Leeds, Selby, Hull, York and London can be caught.

The old market town of Howden is dominated by its Minster, which leads to a beautifully preserved Georgian town centre with narrow cobbled streets and restored buildings.

Close to the town centre is the historic, picturesque Ashes Playing Fields with gardens, a play park, tennis courts, bowling greens and recreational areas for all to use. On the outskirts of town, Howden Marsh is a lovely place for a quiet stroll, with a lake and small islands which have become a habitat for birds and wildlife.

At the heart of the town is Howden Shire Hall, a multi-functional building used for community hires such as parties, wedding receptions, fund raising events, and weekly classes. It's also a centre for Arts, hosting live music, theatre and comedy events.

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

Personal Agent Jayne at Link Agency



When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

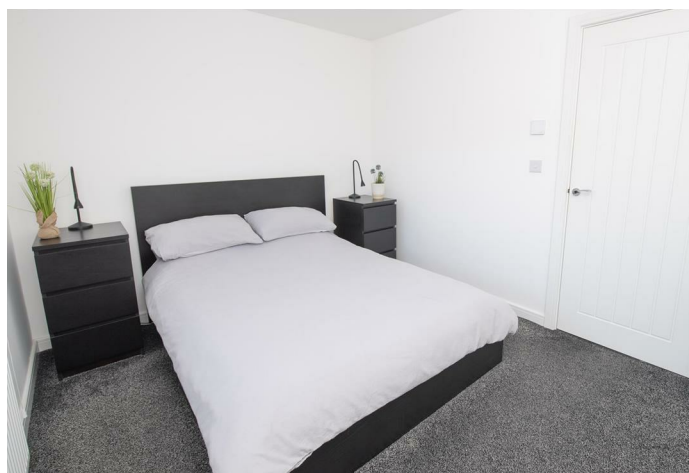
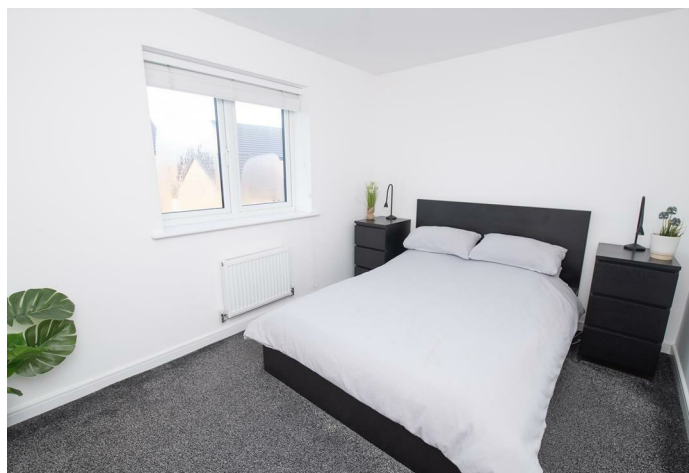
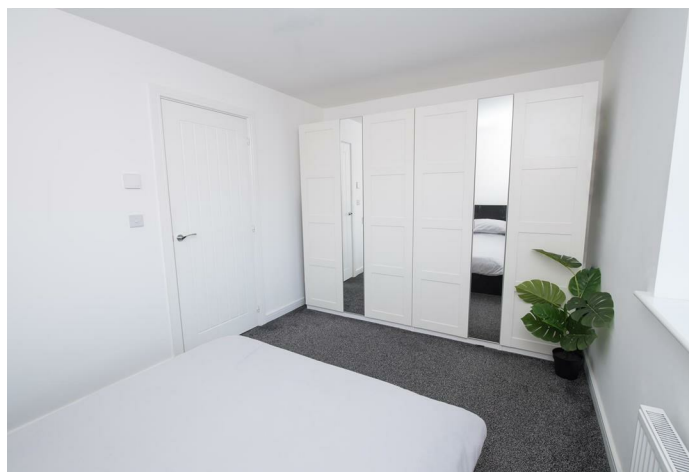
An Open House event when appropriate

Regular contact

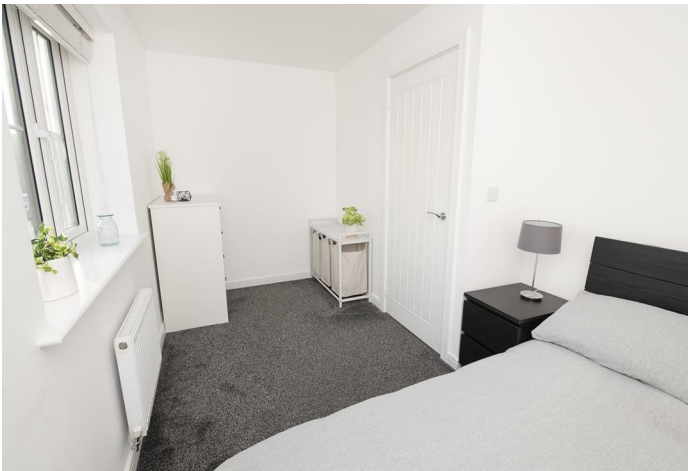
Thorough, attentive, sales progression once a buyer has been found

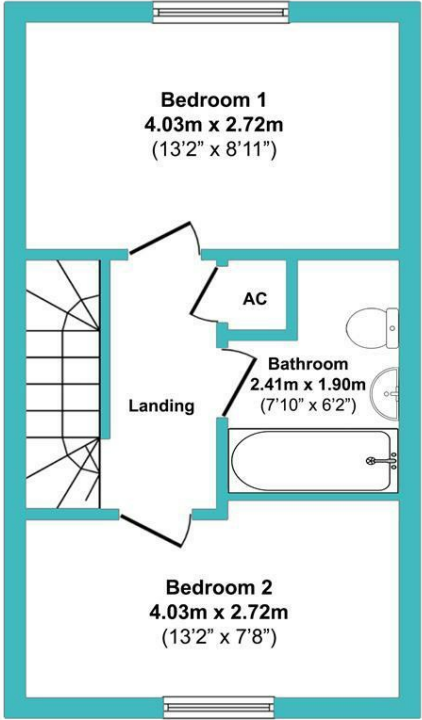
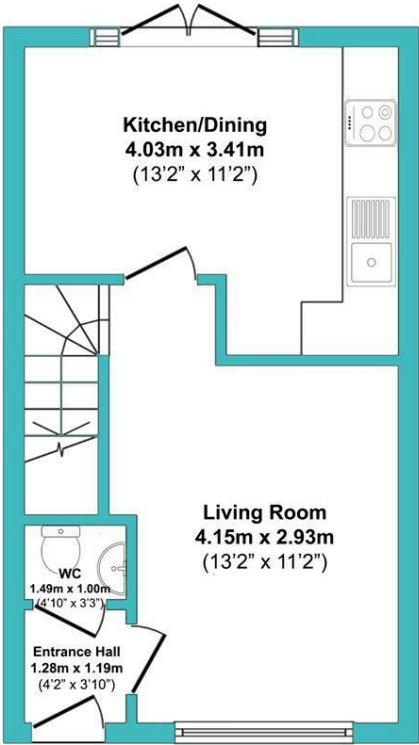
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed









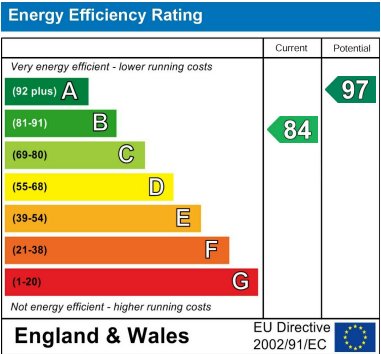
Jayne  
at  
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Approximate Gross Internal Floor Area  
60.1 Sq Metres / 646.91 Sq Feet

**Disclaimer:**

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.

We give no warranty or representation as to the accuracy and completeness of the floor plan.



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