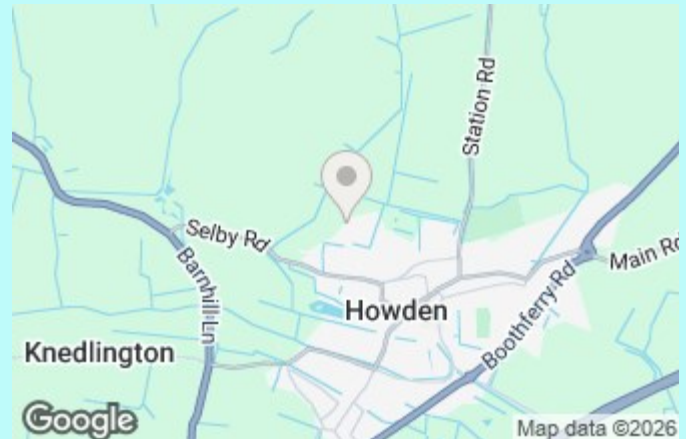
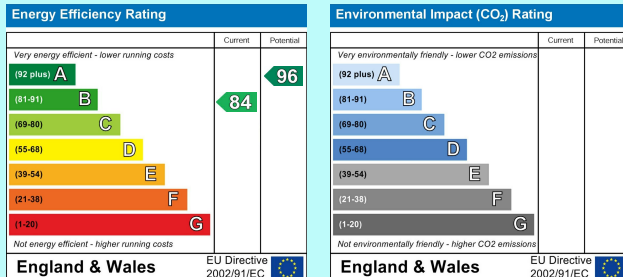


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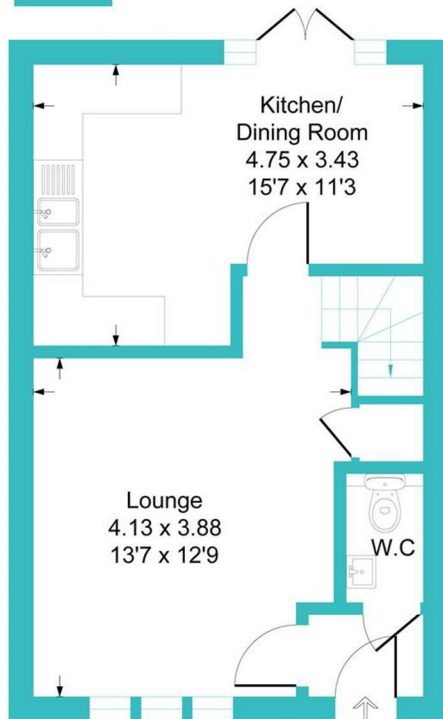
Houlder Drive, Howden, Goole
£225,000

- Ideal for first time buyer
- Modern decor throughout
- Positioned for maximum sunshine exposure to the garden
- Ergonomic design with patio doors leading out to the rear garden
- Downstairs w.c cloaks
- Ensuite to the largest bedroom
- Superb energy efficiency meaning very low energy bills

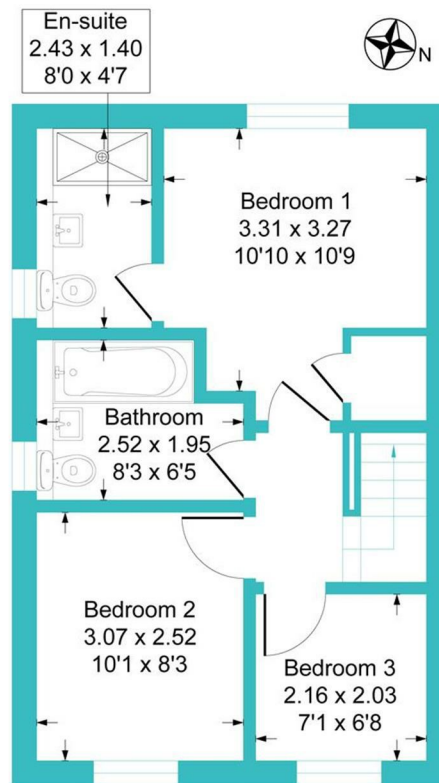




Approximate Gross Internal Floor Area = 73.2 sq m / 788 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



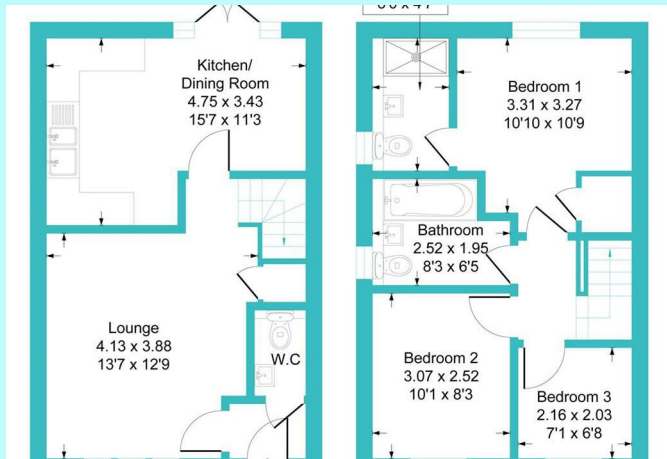












We offer to the market this house on Houlder Drive, Howden, a nearly new semi-detached house offering a perfect blend of modern living and community spirit. With a well designed 788 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The home boasts a thoughtfully designed reception room that invites natural light, creating a warm and welcoming atmosphere. With two contemporary bathrooms, convenience is at your fingertips, ensuring that busy mornings run smoothly.

One of the standout features of this property is its high energy efficiency, which not only benefits the environment but also helps to keep utility costs low. The attractive design and modern build further enhance its appeal, making it a desirable option for those looking to settle in a vibrant community.

Situated in a family-friendly neighbourhood, this home is conveniently located close to central amenities in the market town of Howden. Residents will appreciate the easy access to the M62 at Junction 37, providing excellent transport links for both work and leisure.

In summary, this semi-detached house on Houlder Drive is a fantastic opportunity for anyone seeking a stylish, energy-efficient home in a thriving area. With its modern features and proximity to local amenities, it is sure to attract interest from discerning buyers.