

linkagency



The Meadows, Howden, Goole, Goole
£225,000



linkagency
For Sale
01405 768436
www.linkagency.co.uk



46

48 The Meadows

DN14 7DX, Goole

- Dormer style bungalow
- Back boiler
- Envious corner plot with gardens to three sides
- Very good location
- Ready for modernisation
- Detached single garage and driveway

Located in the charming market town of Howden, this semi-detached bungalow offers a wonderful opportunity for those seeking a home with potential. Spanning 919 square feet, the property features three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

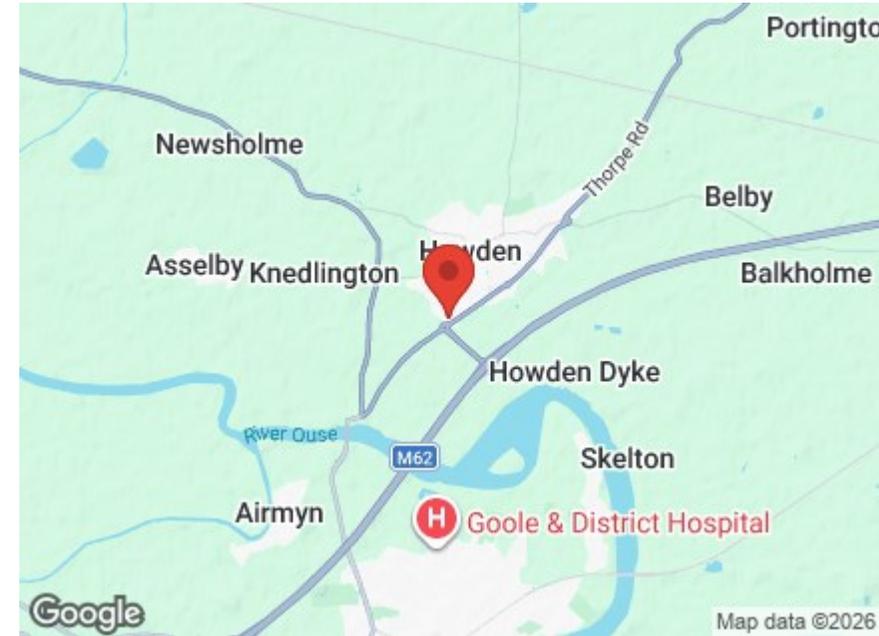
The bungalow, built between 1970 and 1979, with an upstairs dormer bedroom with window to the front. The upstairs bathroom is complemented by a convenient toilet located in the utility area downstairs, ensuring practicality for everyday living. The extensive corner plot presents a unique opportunity for development, allowing you to tailor the property to your personal taste and needs.

Outside, the property is surrounded by ample gardens on three sides, with a large frontage laid to lawn, providing a delightful outdoor space for gardening enthusiasts or families with children. The detached garage offers additional storage or parking for one vehicle, enhancing the convenience of this lovely home. There is also a good size driveway.

While the property is ready for modernisation, it is perfectly positioned in a historic town known for its rich heritage and community spirit. With its potential for improvement and expansion, this bungalow is a fantastic opportunity for buyers looking to create their dream home in a desirable location. Don't miss the chance to explore the possibilities that await in this delightful property.



Location and EPC Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Extra Info

Council tax band: B

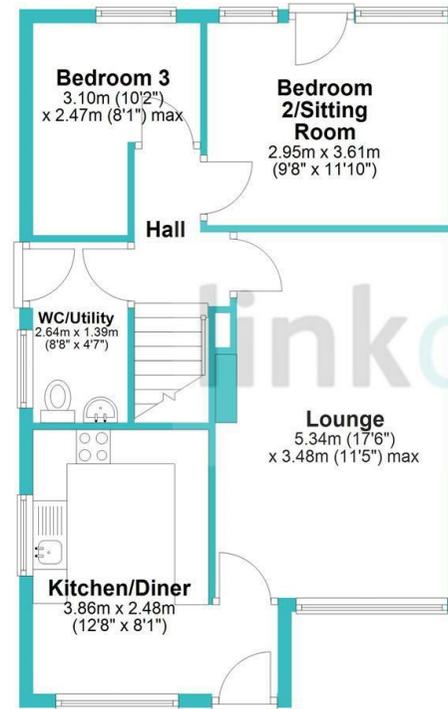
To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: enquiries@linkagency.co.uk

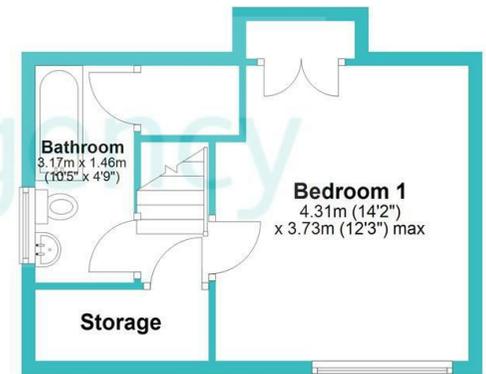
Floorplan



Ground Floor



First Floor



Total area: approx. 85.4 sq. metres (919.5 sq. feet)