

linkagency



Carter Street, Howden  
£335,000



# 31 Carter Street

## DN14 7GP, Howden

- Modern detached property with bags of style
- Easy access to Junction 37 of the M62
- Very good energy efficiency
- Close to the centre of the historic town of Howden with it's cafes and bars
- No onward chain, the vendor is prepared to rent for a period of time
- Open views to the rear

Situated in the centre of the charming town of Howden, this delightful detached house offers a perfect blend of modern living with enviable views. Built in 2010, the property offers a generous 1,301 square feet of well-designed space, making it an ideal family home.

There is a very nice lounge to the rear that sets the tone for the stylish decor found throughout the house. The lounge features two elegant French doors that open directly into the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. This feature is perfect for entertaining or simply enjoying the tranquil surroundings.

The property comprises three spacious bedrooms, providing ample room for family and guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all. The landing area is particularly noteworthy, showcasing a sense of spaciousness and appealing style that enhances the overall aesthetic of the home.

One of the standout features of this property is its enviable position, offering views towards the Minster at Howden. This scenic backdrop adds a unique charm to the home, making it a truly special place to live.

Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. This is an excellent opportunity for those seeking a modern, stylish home in a desirable location. Don't miss your chance to make this lovely house your new home.



## Location and EPC Graph



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Extra Info

Council tax band: D

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](mailto:enquiries@linkagency.co.uk)

# Floorplan

