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21, Rosewoods, Howden, Goole, DN14 7QX
£535,000



- Peaceful Rural setting away from the hustle and bustle
- Only 5 minutes away from Junction 37 of the M62 providing access to Hull, Leeds and Sheffield
- Expansive bi-fold doors from the kitchen to the sun drenched garden
- Specified with high quality carpets and floor coverings throughout
- On the outskirts of the historic market town of Howden
- Extremely spacious house, very well constructed in a highly desirable location
- Envious position at the far end of the development with no passing traffic
- A wonderful secure enclave of exclusive properties



Description

Located within the Rosewoods development in Howden, this modern detached house was built in 2008 and offers substantial family accommodation of approximately 2,962 sq ft. The property includes six bedrooms and four bathrooms, providing a high level of space and flexibility for larger households.

The ground floor includes two reception rooms, one of which opens into an orangery, along with a large living kitchen with modern sliding doors leading to the rear and a separate utility room. The layout is practical and well suited to family use, with a good balance between living and entertaining space.

The principal bedroom benefits from a private balcony with open views over neighbouring fields, as well as a dressing area. The property is positioned at the end of a cul-de-sac, which limits passing traffic and provides a degree of privacy. Open land to the rear adds to the semi-rural feel of the location.

Externally, there is a large driveway providing ample off-road parking, along with a detached double garage. The setting within Rosewoods is popular with families and offers straightforward access to Howden, local schools, and transport links.

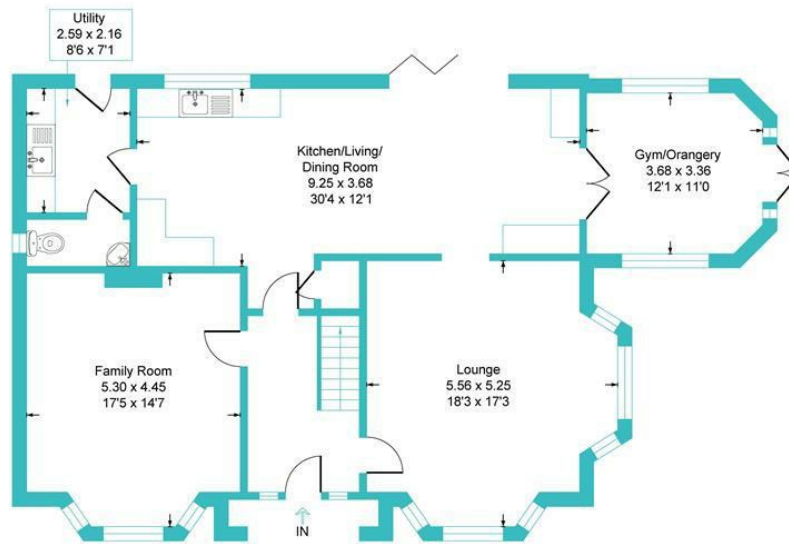
Overall, this is a sizeable modern family home offering generous internal space, a practical layout, and a quieter position within a well-regarded development.



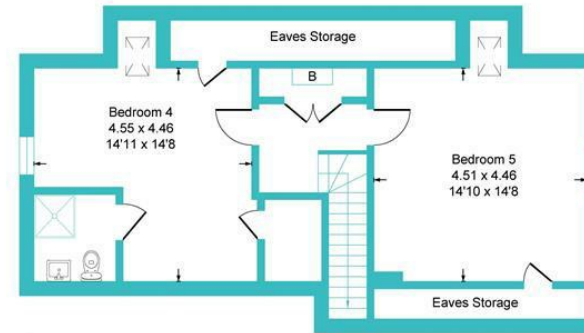
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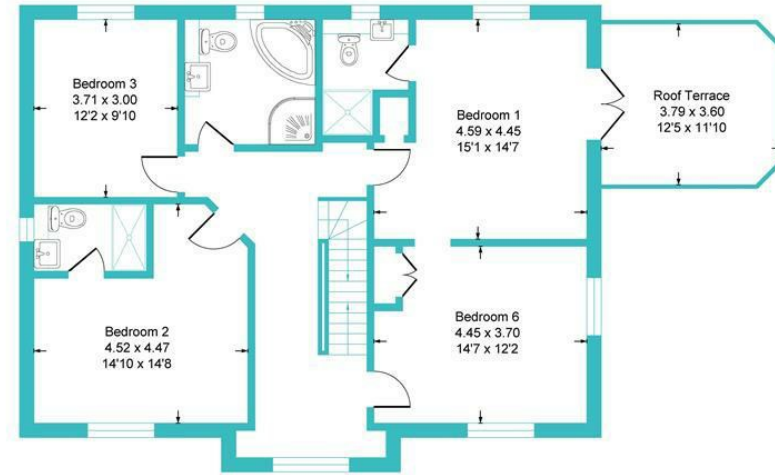
Approximate Gross Internal Floor Area = 271.8 sq m / 2926 sq ft



Ground Floor



Second Floor





First Floor

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

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing
Please contact our office on 01405 768401 to arrange
an appointment.

or email: enquiries@linkagency.co.uk

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