

# linkagency



**21, Rosewoods, Howden, Goole, DN14 7QX**  
**£595,000**





- 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

Perfectly positioned in the tranquil setting of Rosewoods, Howden, Goole, this modern detached house, built in 2008, offers an exceptional living experience for families seeking both space and comfort. Spanning an impressive 2,962 square feet, the property boasts six generously sized bedrooms and four well-appointed bathrooms, ensuring ample accommodation for family and guests alike.

As you enter, you are greeted by two spacious reception rooms, one extending to an orangery, perfect for entertaining or relaxing with loved ones. The heart of the home is undoubtedly the large living kitchen, which is complemented by a separate utility room, providing both functionality and style. The layout is designed to enhance family living, with plenty of room for everyone to enjoy.

The master bedroom is a true retreat, featuring a private balcony that overlooks the surrounding rural scenery, along with an adjoining dressing room that adds a touch of luxury. The property is situated at the very end of a peaceful cul-de-sac, offering privacy and a serene environment, with neighbouring open fields that invite outdoor exploration.

For those with numerous vehicles, the expansive parking area at the front of the house, along with a detached double garage, provides convenience and security. This superb family home is not only spacious but also thoughtfully designed to cater to modern living, making it an ideal choice for those looking to settle in a picturesque location. With its blend of comfort, style, and rural charm, this property is a must-see for discerning buyers.

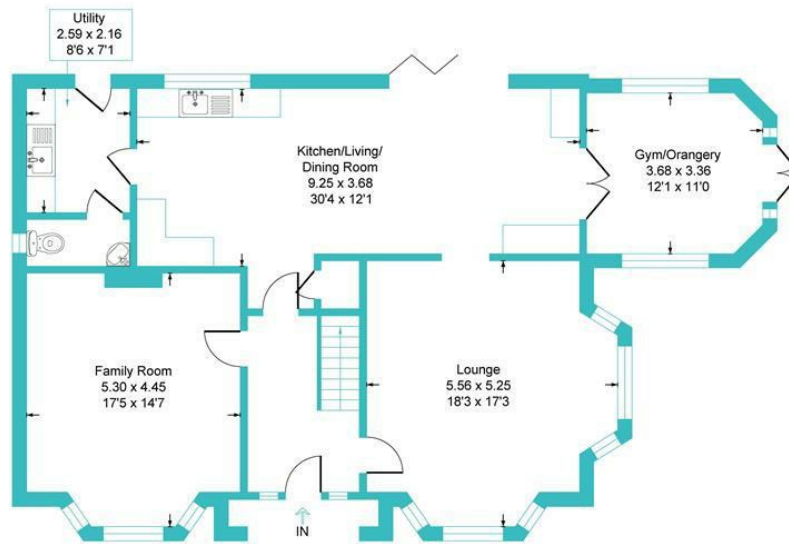




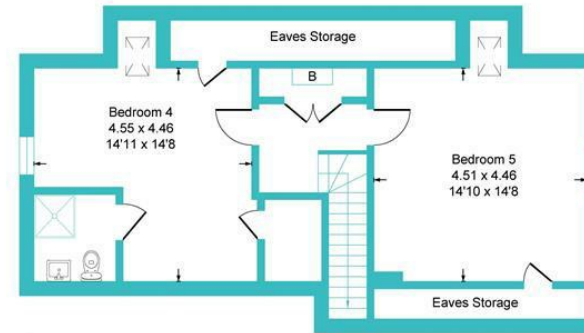
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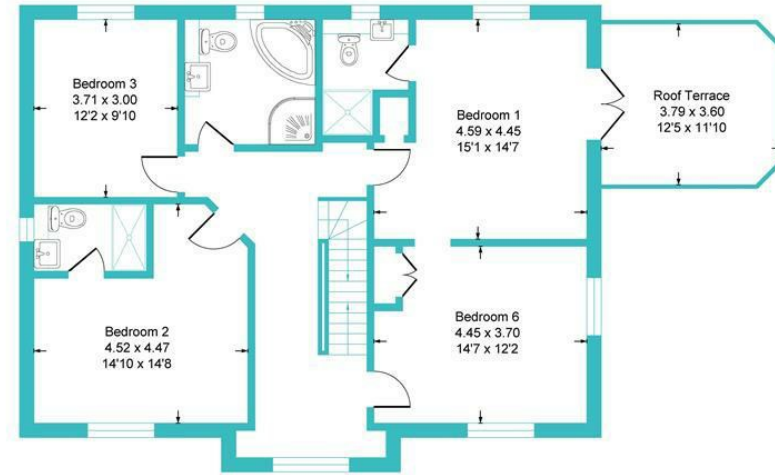
Approximate Gross Internal Floor Area = 271.8 sq m / 2926 sq ft



Ground Floor



Second Floor





First Floor

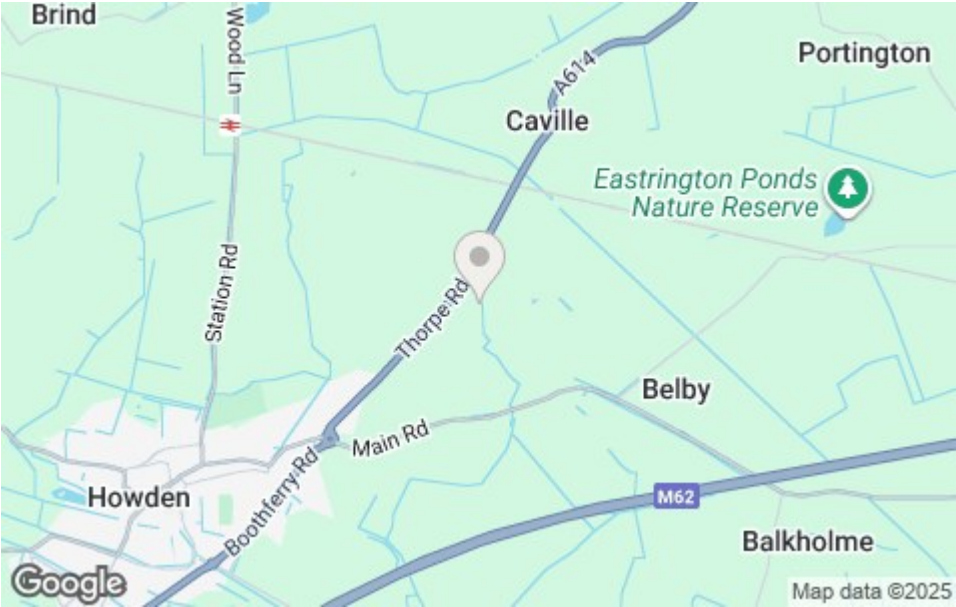
Illustration for identification purposes only, measurements are approximate, not to scale.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.