



HUNTERS[®]
HERE TO GET *you* THERE

73 Langhorn Drive, Howden, Goole, DN14 7ZL

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Offers In The Region Of £475,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented four bedroom detached house situated within the popular village of Howden. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, sitting room, kitchen/breakfast room, dining room which is currently used as a family room, utility room, and downstairs cloakroom/w.c, to the ground floor. To the first floor bedroom one and two both with en-suites. There is also two further bedrooms and a family bathroom. To the front of the property there is a blocked paved driveway leading to an integral double garage with parking for several vehicles along with a garden laid to lawn. To the rear of the property there is a patio area along with a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Howden is steeped in History and is the relatively undiscovered gem of the East Riding of Yorkshire. The Minster Tower is visible from afar and the magnificent Church of St. Peter and St. Paul dates back to the eighth Century. The chancel ruins are also well known. Amenities to include, many shops, restaurants, public houses, schools and medical facilities. Conveniently located for the motorway networks and commuter routes. Local railway station with direct routes to London. With narrow cobbled streets and historic buildings Howden really is a place where roots can be set down and a peaceful life in the Yorkshire countryside can be thoroughly enjoyed.

DIRECTIONS

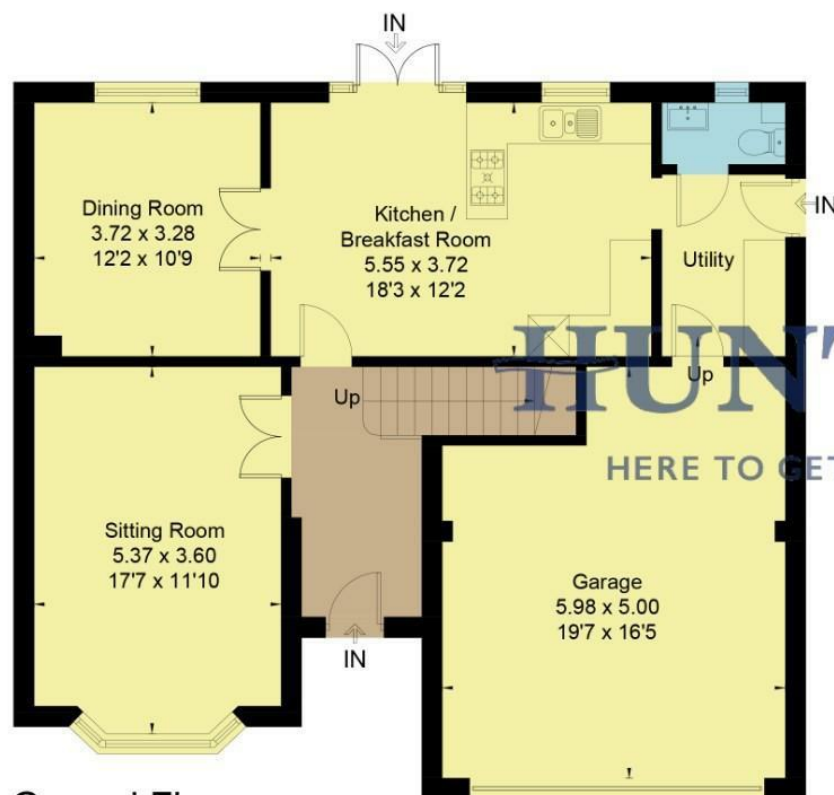
Head northeast on Finkle Street/B1223, continue to follow the B1223, turn right onto Water Lane, continue onto Ousegate. Turn left onto A19, go over the first roundabout at the next roundabout take the first turn and stay on the A19. At the next roundabout take the third exit onto Hull Road/A63. Take the left turn onto Selby Road then turn right onto Langhorn Drive then continue on this road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : B

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com

Approximate Floor Area = 176.3 sq m / 1898 sq ft (Including Garage)



Ground Floor



First Floor



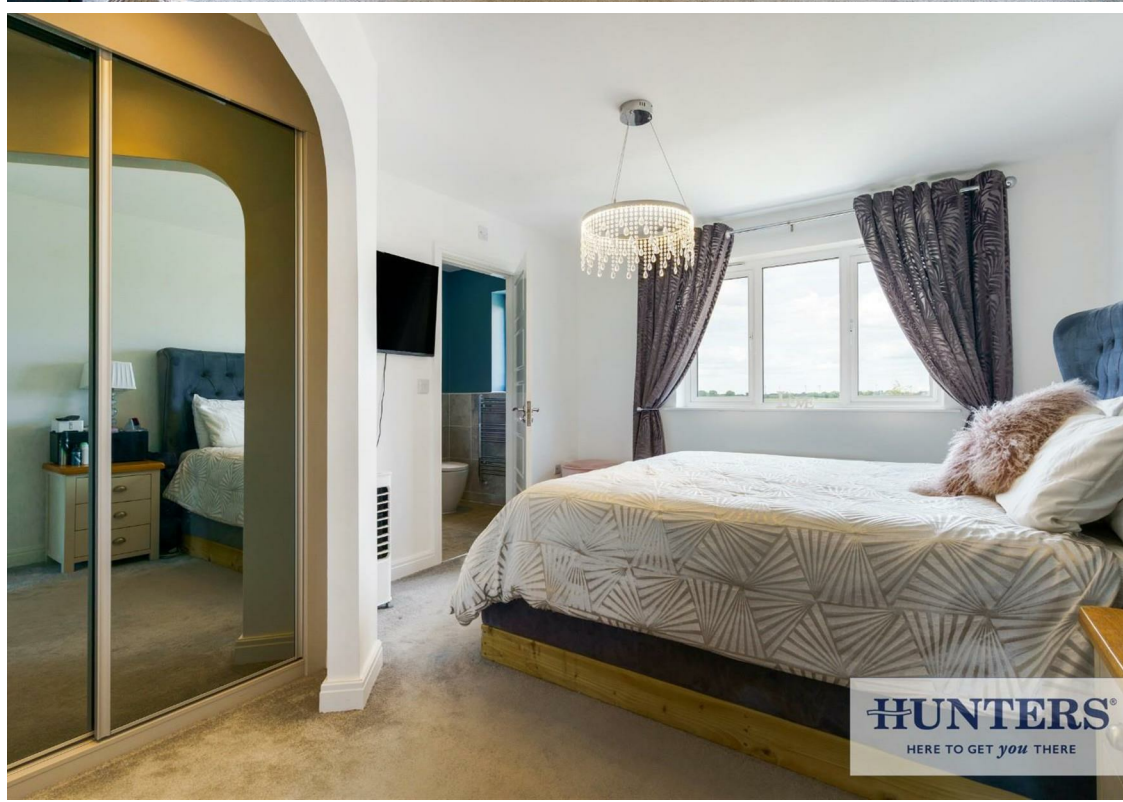
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92917

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		











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