



Hailgate Close, Howden, Goole

£340,000

Stephensons
estate agents & chartered surveyors

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Hailgate Close, Goole DN14 7SG

Est. 1871

£340,000

Situated in the charming market town of Howden, this four-bedroom detached home occupies a generous corner plot, complimented by a double detached garage and the added advantage of no onward chain.

Upon entering the property, you are welcomed by a spacious hallway. To the left is a versatile dining room or potential snug positioned at the front of the property. Located to the rear of the property, is an impressive kitchen, fitted with a range of modern wall and base units, featuring an integrated electric oven and gas hob, along with recess space for laundry facilities.

The size of the rear garden is a standout feature of the property. This generous space offers potential for extension from the existing kitchen, creating a larger living area without compromising the garden. This would enable a more expansive, open-plan layout, subject to obtaining the necessary planning permissions.

To the right of the hallway, you'll find a well-proportioned lounge, ideal for both everyday living and entertaining. It features an electric fireplace and UPVC French doors, which open directly into the garden. The ground floor also includes a WC for added convenience.

Ascending the turned staircase to the first floor, the spacious



Tenure: Freehold
Services/Utilities: All mains services are connected
Broadband Coverage: Up to 1800 Mbps download speed*
EPC Rating: C - 69
Council Tax: D - East Riding of Yorkshire
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent -
Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



landing provides access to four double bedrooms and the family bathroom. Of particular note, the principal bedroom is complemented by en-suite shower facilities.

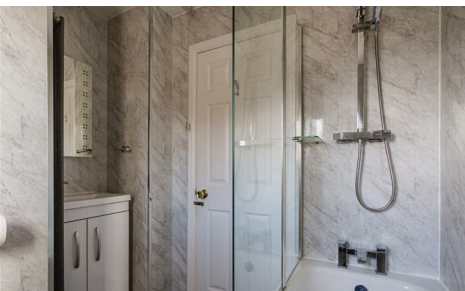
All four bedrooms are generously sized, each benefiting from double-glazed windows and central heating radiators. The rear bedrooms are thoughtfully positioned to enjoy views of Howden Minster.

The accommodation is completed by a modern family bathroom, which includes a bath with an overhead shower, a vanity sink unit, and a WC.

Externally, the property boasts a large, west-facing rear garden, primarily laid to lawn with herbaceous borders. It also features an outside tap and two electrical sockets. To the front, there is a detached, brick-built double garage with twin up-and-over doors, benefiting from both electricity and lighting. In front of the garage, a hardstanding double driveway provides off-street parking for several vehicles.

This property represents a fantastic opportunity to acquire a deceptively spacious four-bedroom home, complete with a double detached garage, all situated on a private corner plot. The location is undoubtedly one of the key selling points, set in a peaceful cul-de-sac yet within walking distance of the town centre. The property is being offered for sale with vacant possession and, importantly, no onward chain.

Viewings are strongly encouraged and strictly by appointment only.



Partners:

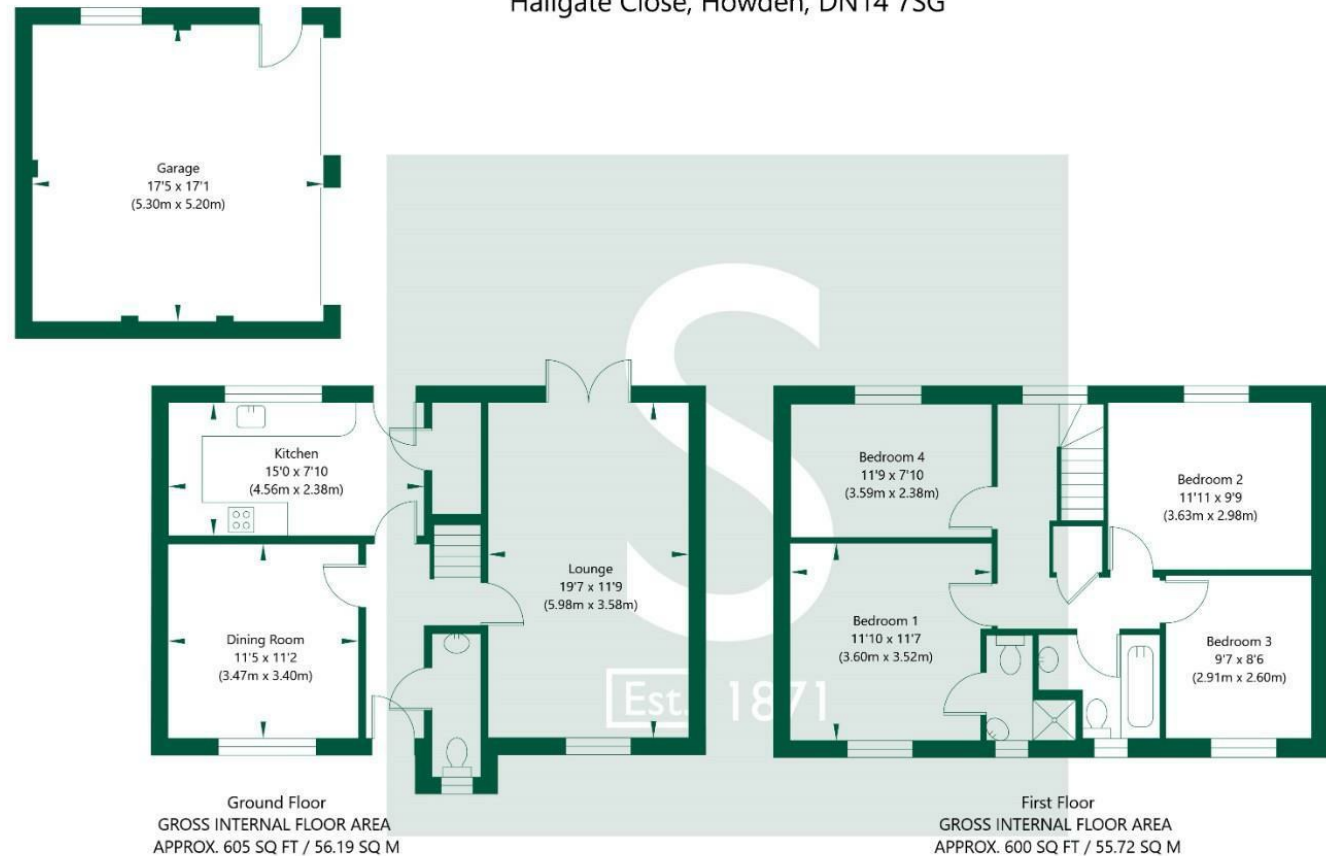
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1205 SQ FT / 111.91 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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