

linkagency



**11, Knox Avenue, Howden, DN14 7ZJ**  
**£349,995**



- Well designed specification for family living
- Close to the historic market town of Howden
- Detached garage with additional parking

- Within NHBC 10 year guarantee
- Commutable to Leeds, Hull, York and Sheffield



# Description

Link Agency offer to the market this detached property in the charming Market town of Howden, on Knox Avenue offering a perfect blend of modern living and convenience. Built in 2019, this property has a generous 1,270 square feet of well-designed space, making a great family home.

There are two spacious reception rooms that provide versatile space. A living kitchen area, study and reception room and a downstairs W.C. The contemporary design is complemented by four comfortably sized bedrooms. With two well-appointed modern bathrooms.

The property is situated within a popular development, making it an attractive option for those seeking a vibrant community atmosphere. The enclosed garden offers a safe and private outdoor space, perfect for children to play or for hosting barbecues. There is a detached garage with parking to the side of the property.

One of the standout features of this home is its proximity to the town centre, which is just a short walk away. Where you will find a variety of shops, cafes, and amenities, enhancing the appeal of this location.



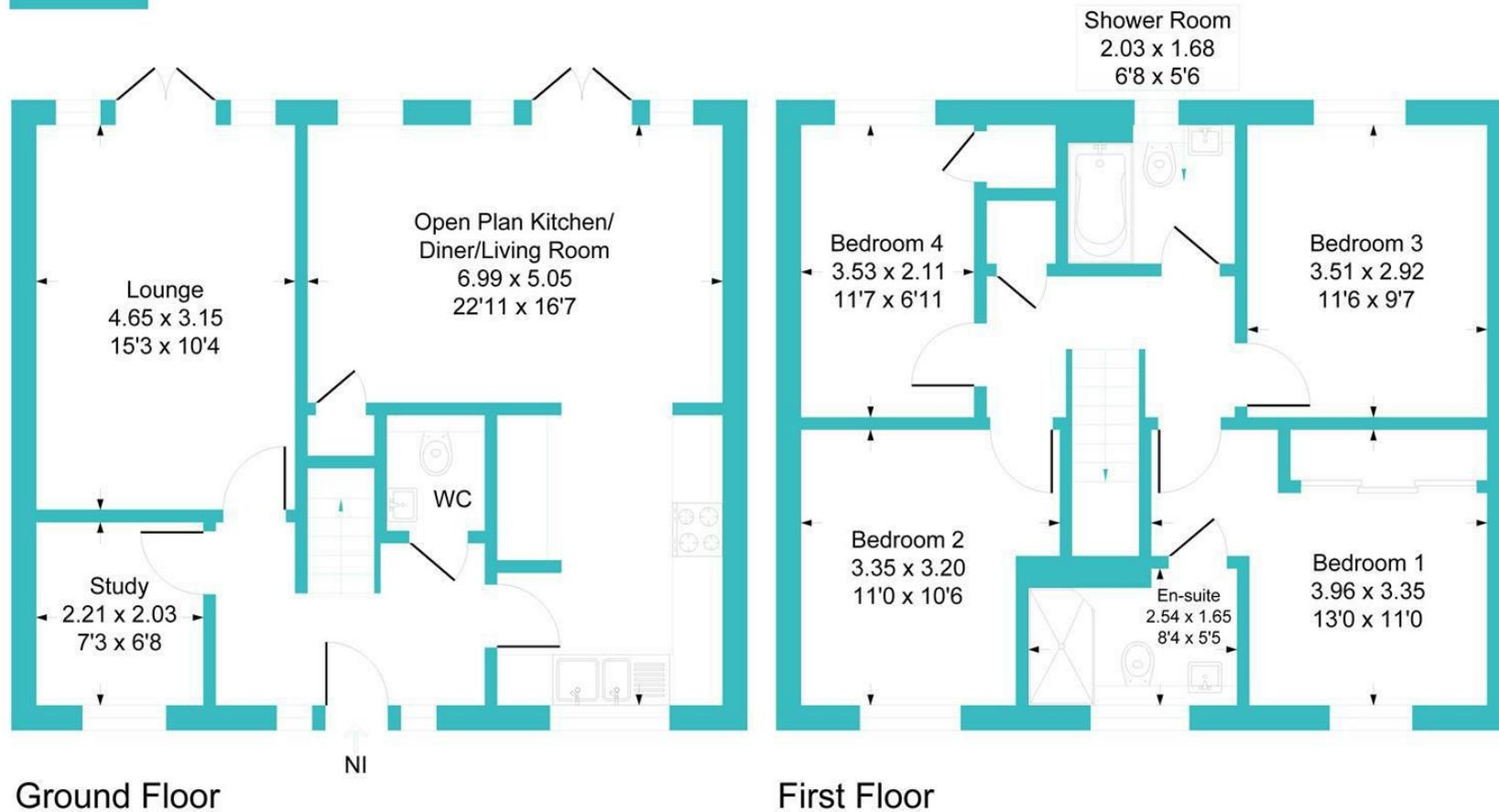


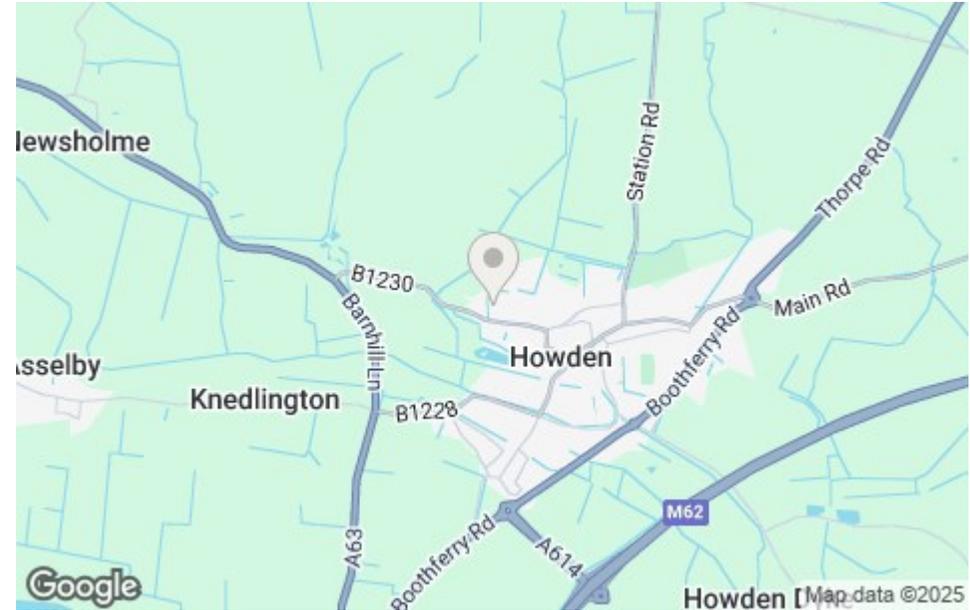
Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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 contract. 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.