

# linkagency



**2, Latham Vale, Howden, DN14 7HG**  
**£1,450 PCM**



- Popular new build development in Howden
- Garage and driveway parking
- All white goods included
- Broadband included in the rent
- Part-furnished





# Description

This superb detached family home is located on the highly sought-after York Vale development, in the market town of Howden. A Baybridge Harron Homes design, the property benefits from four spacious bedrooms, an open-plan kitchen dining room, utility room & garage.

The property is part-furnished and comprises;

Entrance hall with access to the sitting room which contains two cushioned sofas, one being two seater and the other three, TV cabinet, coffee table, LG TV and three nest tables. Stylish double doors lead through to the kitchen dining room. The shaker style kitchen comes with integrated Zanussi dishwasher and Electrolux fridge freezer, as well as gas hob, oven and extractor hood. A dining table with four cushioned dining chairs is provided.

Utility room with Zanussi washer, door to the rear of the property and downstairs cloakroom, all off the kitchen.

Two fully-furnished double bedrooms to the front, the primary with en-suite and fitted wardrobe. Two further bedrooms to the rear, one with double wardrobes and the other currently set up as an office with sofa bed, desk with chair and wardrobe.

Family bathroom with half-height tiling to the walls and three-piece suite consisting of bath, WC and wash basin.

Fully enclosed rear garden with patio and side access gate. Driveway to the front of the property as well as single garage.

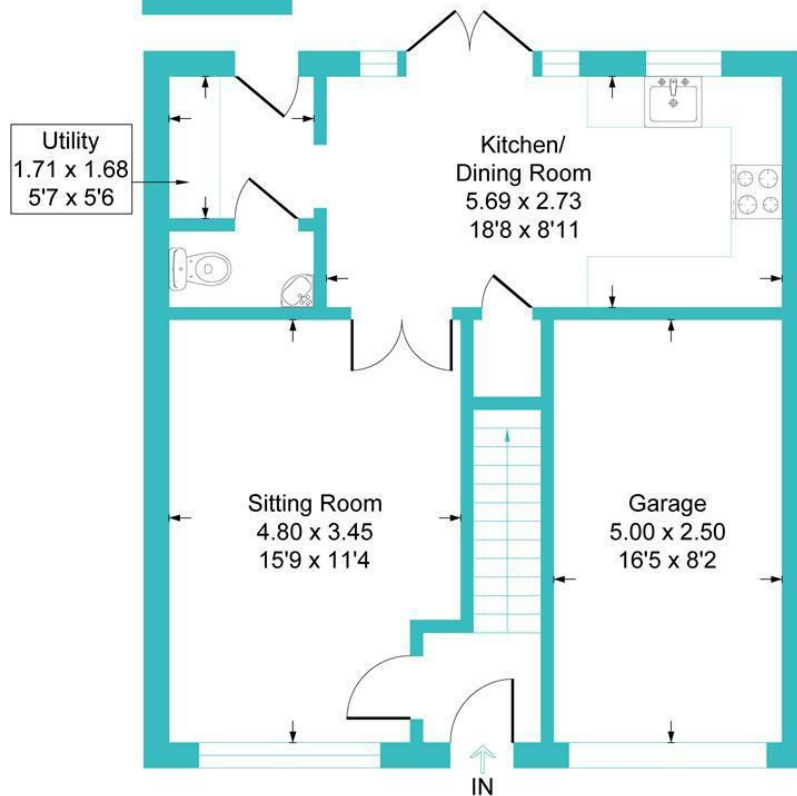
TalkTalk broadband is included within the monthly rent.

A holding deposit of £334.00 is payable on application.

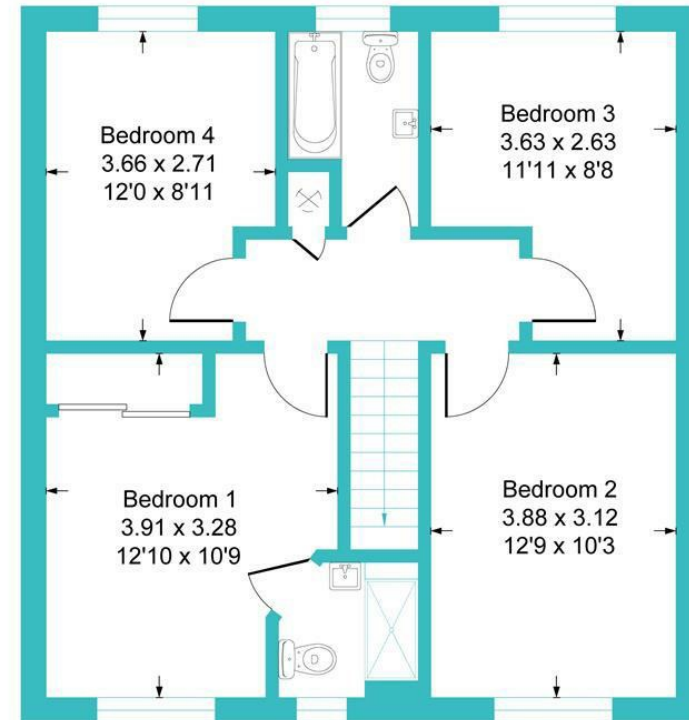


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**Approximate Gross Internal Floor Area = 115.8 sq m / 1247 sq ft**



Ground Floor





First Floor

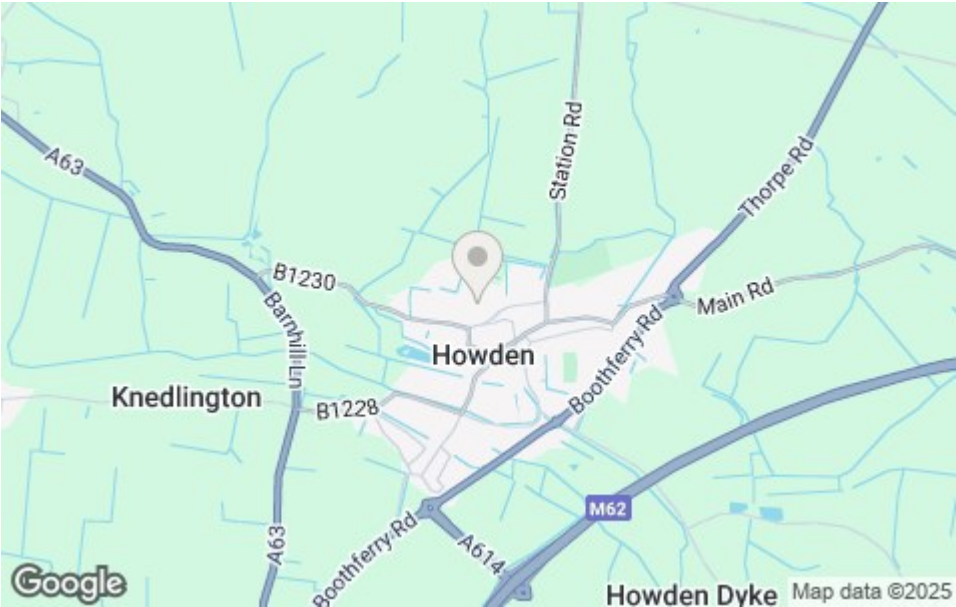
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: D

Tenure:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 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		
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.