



**12 Osana Avenue  
Howden DN14 7ZG**

**Reduced To £485,000**

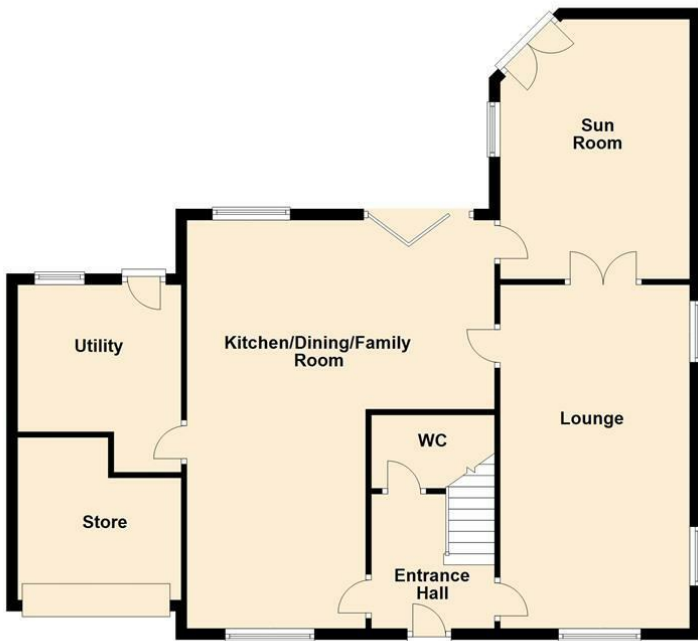
**FREEHOLD**

A fantastic opportunity to acquire this detached, four-bedroom, family home located on this select development on the edge of the town. The property, which was built approximately two years ago by Hoveden Homes comes with the remainder of the 10 year NHBC guarantee and has been finished to an extremely high standard. The downstairs living accommodation briefly comprises of an open plan kitchen/dining/family room, a large sitting room, downstairs W/C, utility and playroom. To the first floor are four double bedrooms with the master bedroom benefitting from a dressing area and en-suite facilities together with a family bathroom. Outside the property occupies a generous plot with off-street parking, front and rear gardens with outside storage.

**EPC: B**



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	91
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Howden Office Sales**  
 25 Bridgegate  
 Howden  
 East Yorkshire  
 DN14 7AA

01430 431201  
 howden@screetons.co.uk  
 www.screetons.co.uk

