



## 1 Marquis Grove Howden DN14 7FL

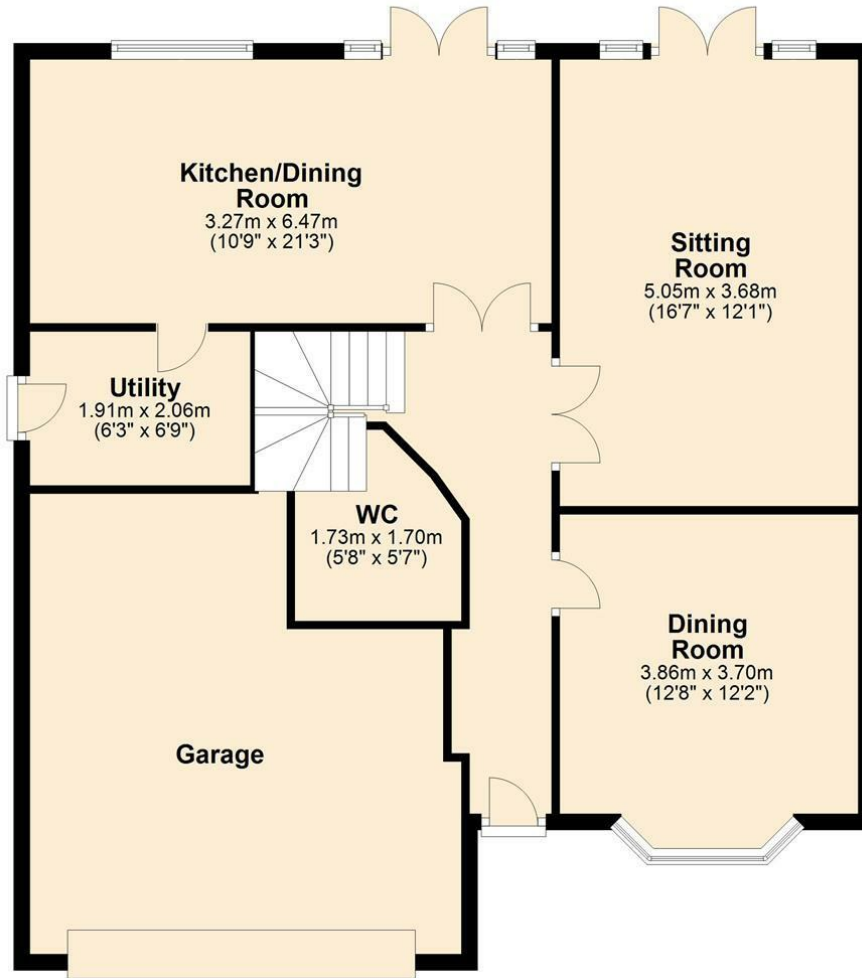
Offers In The Region Of  
**FREEHOLD**

A fantastic opportunity to acquire this four bedroom detached property with a double garage and off-street parking. The property was recently built by the well-known Harron Homes in their new development, which is within walking distance of local amenities and shops. The property briefly comprises of two reception rooms and a large kitchen / diner with a separate utility and W.C. Upstairs there are four sizeable rooms with the master bedroom benefitting from an en-suite bathroom. The rear garden is predominately laid to lawn and benefits from a large paved seating area. It is therefore as agents we would recommend an internal inspection to see what this property truly has to offer.

**EPC: B**



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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>		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

