



**42 Burgess Avenue**  
**Howden DN14 7ZN**

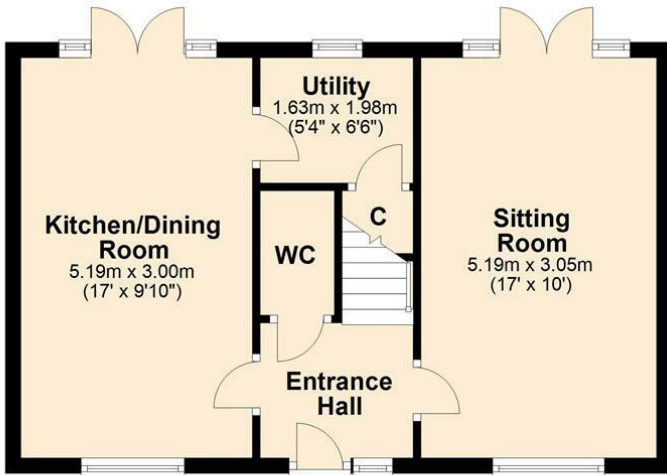
**£280,000**  
**FREEHOLD**

We are pleased to welcome to the market this detached three bedroom property located on the new build development in Howden, built by Bellway Homes in the unique Willow house type. The property has the benefit of the remaining 10 year NHBC warranty. Internally the property briefly comprises of a kitchen / dining room, sitting room, cloakroom and utility. To the upstairs there are three bedrooms, with the master bedroom having benefit of an en-suite bathroom alongside a house bathroom. Externally, there is a block paved driveway to the front of the property providing parking for at least two vehicles and to the rear there is a sizeable, fully enclosed garden with a paved / stoned seating area under a feature pergola. An internal inspection is recommended to fully appreciate what this property has to offer.

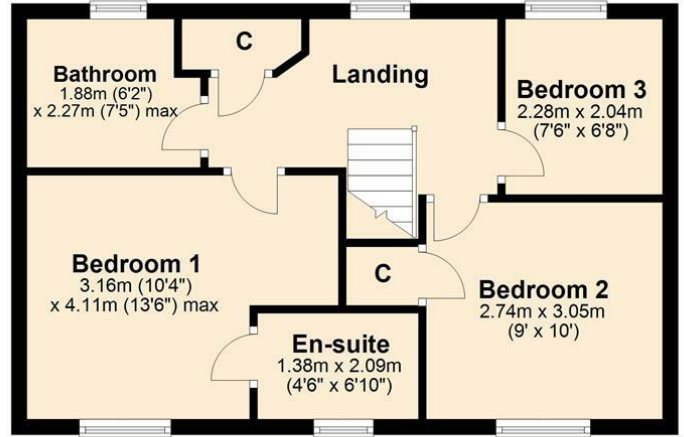
**EPC: B**



### Ground Floor



### First Floor



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

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