

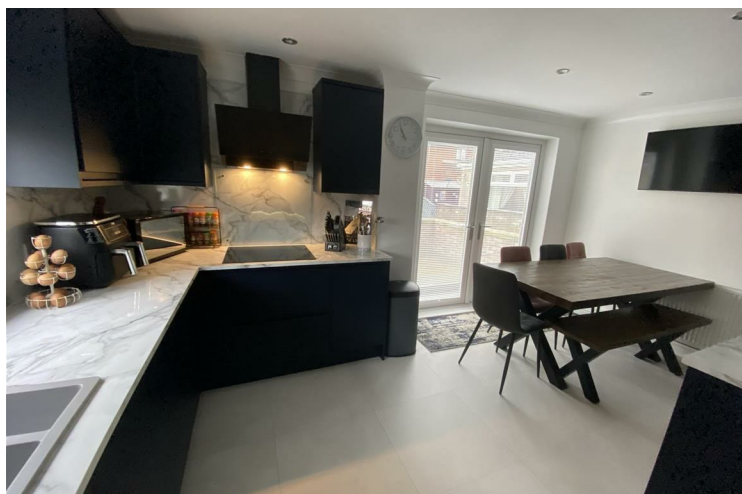


34 Langrick Avenue
Howden DN14 7SN

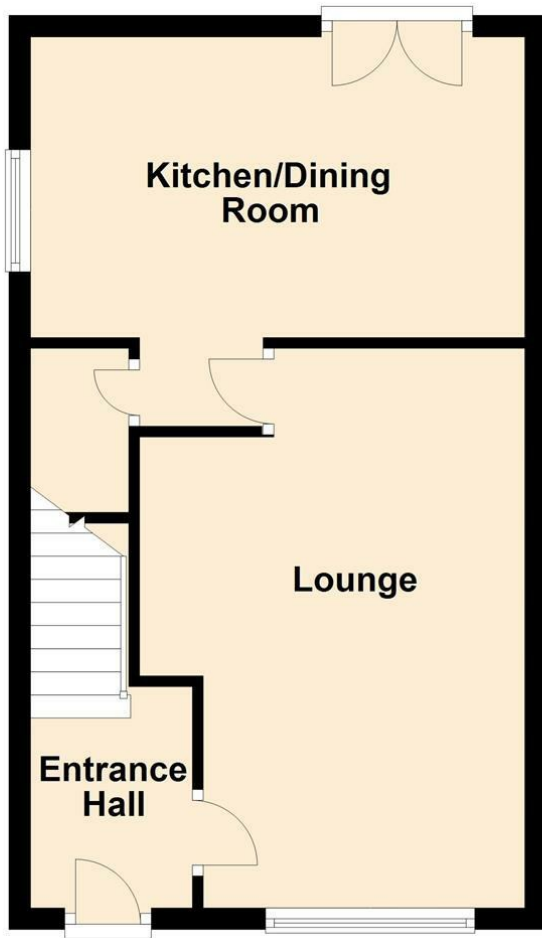
£239,000
FREEHOLD

We are pleased to offer this three bedroom detached family home situated in the sought after market town of Howden. The property is within walking distance to the towns local shops and amenities. Internally the property briefly comprises, an entrance hall, sitting room and a modern well fitted kitchen/dining room to the rear of the property. To the first floor there are three bedrooms and a house bathroom. Outside, the property benefits from off-street parking and a fully enclosed rear garden. The property is extremely well presented throughout and an internal viewing is highly recommended to fully appreciate what this property has to offer.

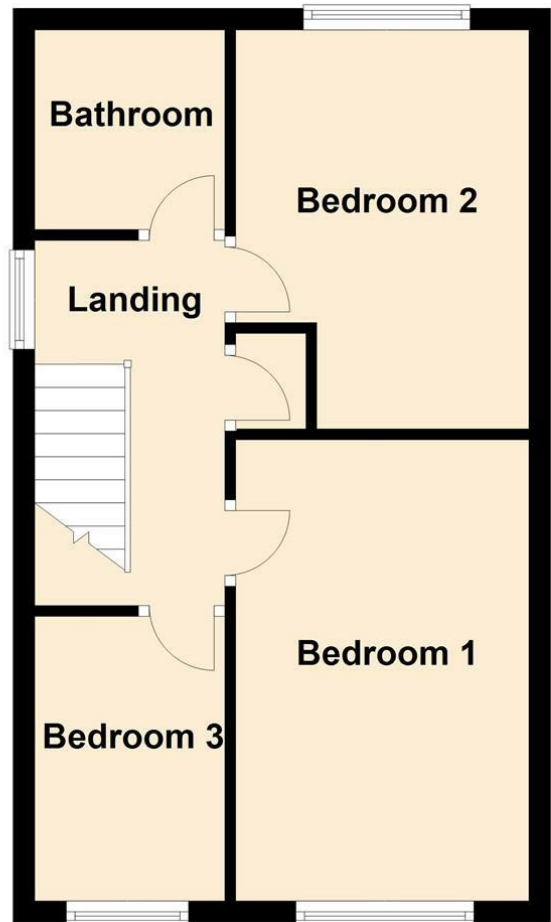
EPC: B



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	
(69-80) C			67
(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	

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

