



**20 Langrick Avenue
Howden DN14 7SN**

**Reduced £225,000
FREEHOLD**

A fantastic opportunity to acquire this thoughtfully extended, three bedroom semi-detached property located within the sought-after market town of Howden. Internally, the property briefly comprises of a sitting room, kitchen / dining room that is open aspect into a secondary reception room to the rear of the property and a useful downstairs shower room. To the upstairs there are three bedrooms (two doubles and one single) alongside the house bathroom. Externally, the property benefits from plentiful off-street parking to the front elevation and a private, fully enclosed garden to the rear. Finally there is a useful single garage. An internal inspection is recommended to fully appreciate the space that this property has to offer.

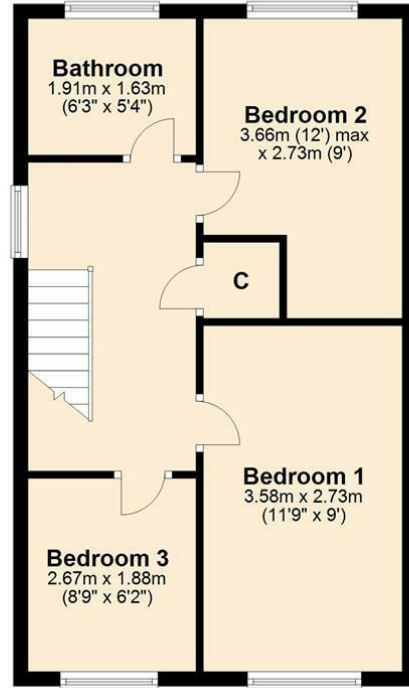
EPC: D



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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

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