



**101 Derwent Crescent**  
**Howden DN14 7AP**

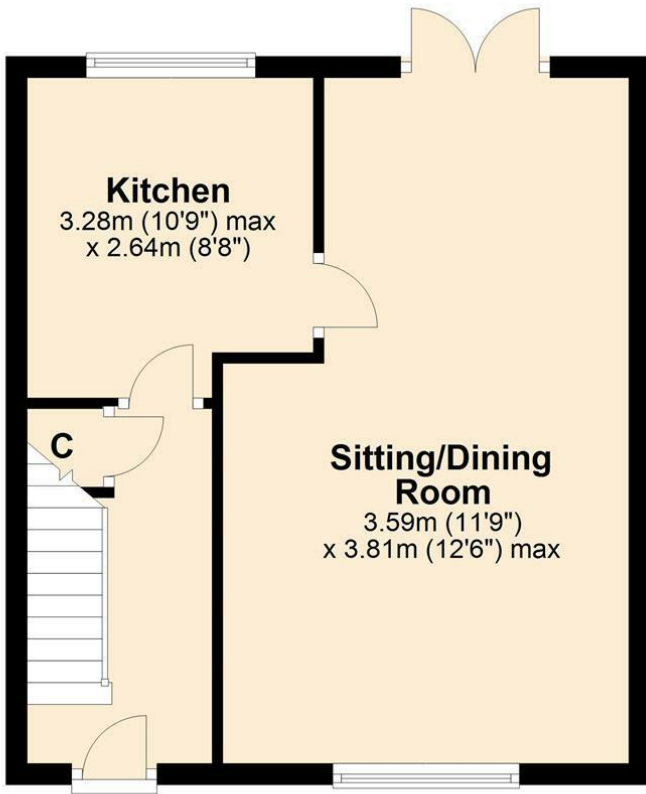
**£168,000**  
**FREEHOLD**

A fantastic opportunity to acquire this three bedroom semi-detached property in the sought-after market town of Howden. The property benefits from a sizeable sitting / dining room and a modern kitchen to the rear. To the upstairs there are three sizeable bedrooms and a modern house bathroom. Outside, the property benefits from a gravelled driveway that provides plentiful off-street parking, alongside this there is a fully enclosed rear garden that has the benefit of a brick built storage shed. An internal inspection is recommended to fully appreciate what this property has to offer.

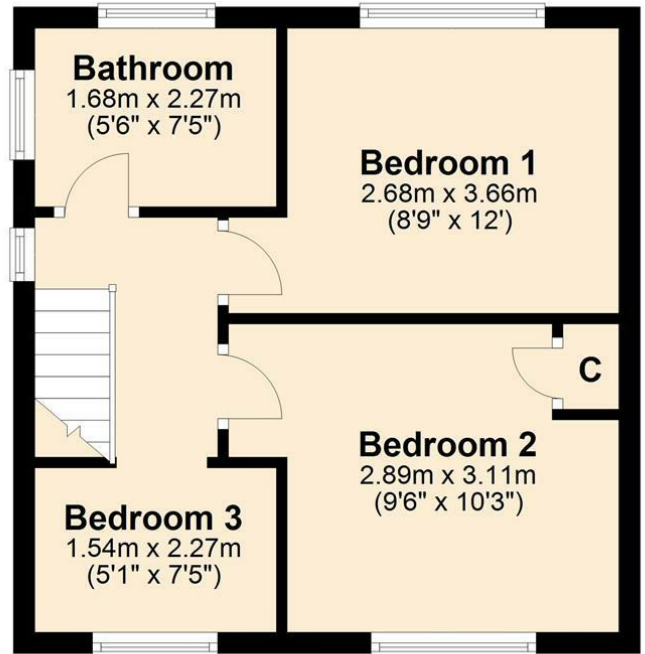
**EPC: C**



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(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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