



## 2 Knedlington Walk Howden DN14 7GJ

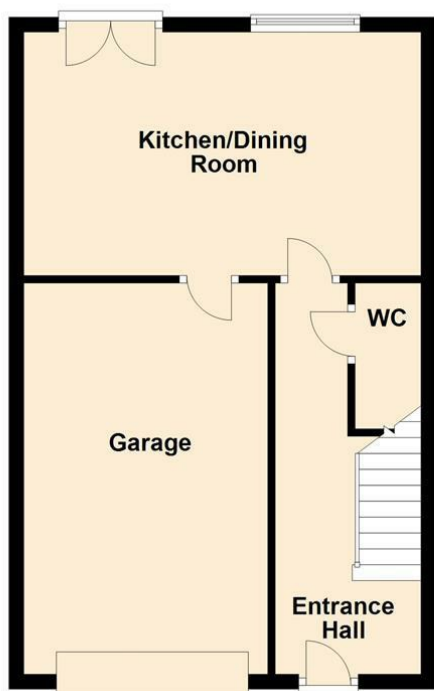
**£270,000**  
**FREEHOLD**

A modern, three storey townhouse, located on Knedlington Walk, a sought after cul-de-sac on the edge of town. The property was built approximately 16 years ago by well renowned local builders Hoveden Homes and offers good size, three bedroom accommodation over three floor. To the ground floor there is a hallway, downstairs w.c. and a spacious lounge/dining room with access into the garage and patio doors out to the rear. To the first floor there is a lounge and the master bedroom with en-suite and to the second floor two further bedrooms and a house bathroom. Externally there is a single integral garage, drive providing off street parking and a rear garden area. Offered with no onward chain.

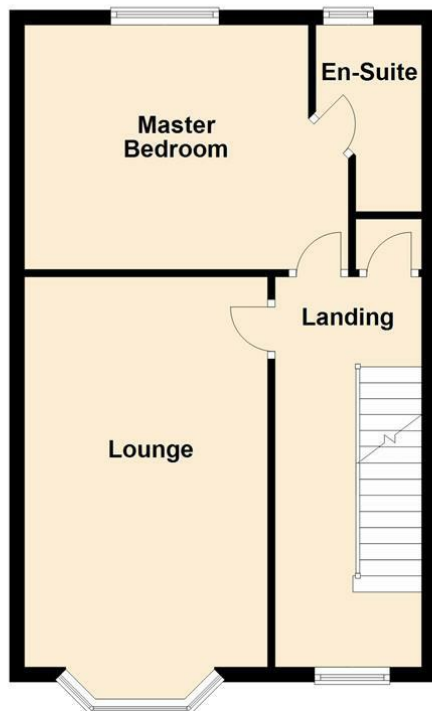
**EPC: C**



Ground Floor



First Floor



Second Floor



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