



PLOT 157 SADDLERS GRANGE SELBY ROAD

HOWDEN, DN14 7GE

£296,995
FREEHOLD

Saddlers Grange is a superb new development of 3 & 4 bedroom homes in the beautiful, East Yorkshire town of Howden.

Howden offers vibrant community living with charming cobbled streets, an iconic Minster, regular markets and an abundance of local shops, restaurants, pubs and coffee shops. Located on the edge of the Yorkshire Wolds and with the Howden Nature Reserve on your doorstep, Howden is ideal for outdoor lovers, unlocking the gateway to exploring some of Britain's most iconic countryside.

Whether you're buying your first home, upsizing to accommodate your growing family, or looking towards retirement, at Saddlers Grange you will find a stunning selection of 3 & 4 bedroom homes built with you in mind.

EPC:

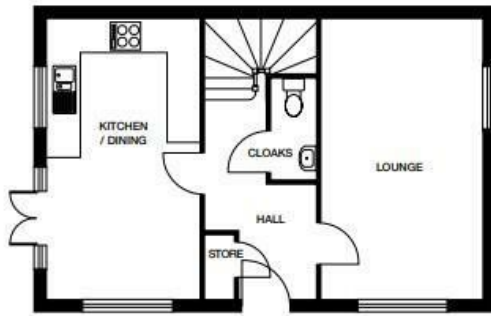


NEWBURY

3 bedroom home

Plots 4, 5, 9, 23, 50, 64, 73, 92, 109, 146, 149, 157, 158

Window on staircase, only applicable to plots 23, 50, 73, 109, 146 and 149

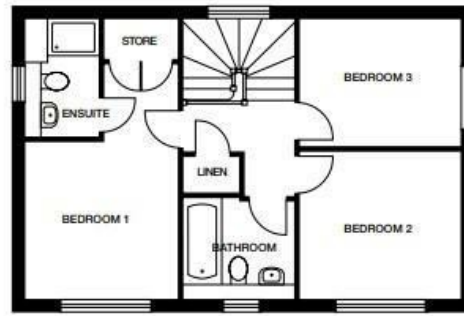


Ground floor

Kitchen / Dining 2971mm x 5462mm 9' 9" x 17' 11"

Lounge 3155mm x 5473mm 10' 4" x 17' 11"

Cloaks 903mm x 2046mm 3' x 6' 9"



First floor

Bedroom 1 3028mm x 5462mm 9' 11" x 17' 11"

En suite 1410mm x 2280mm 4' 8" x 7' 6"

Bedroom 2 3212mm x 2910mm 10' 6" x 9' 7"

Bedroom 3 3212mm x 2470mm 10' 6" x 8' 1"

Bathroom 2184mm x 1970mm 7' 2" x 6' 6"



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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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