



PLOT 155 SADDLERS GRANGE SELBY ROAD

HOWDEN, DN14 7GE

£306,995
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.

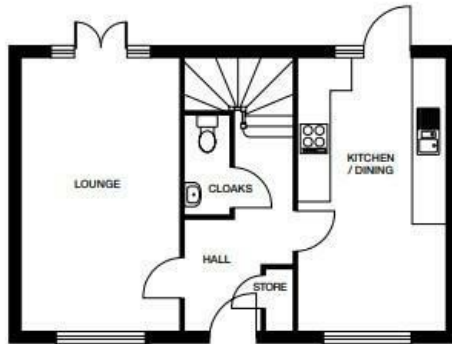
EPC:



PUTTENHAM

3 bedroom home

Plots 45, 142, 148, 155, 156, 168, 174

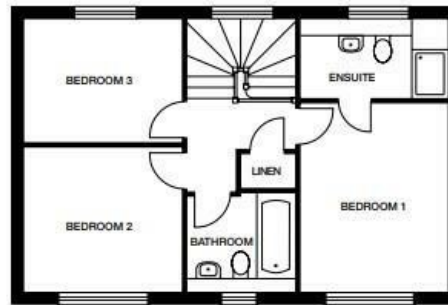


Ground floor

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 3819mm 9' 11" x 12' 6"

En suite 3028mm x 1560mm 9' 11" x 5' 1"

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

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

Bathroom 2196mm x 1960mm 7' 2" x 6' 5"



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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

