



76 Langrick Avenue
Goole DN14 7SR

£240,000
FREEHOLD

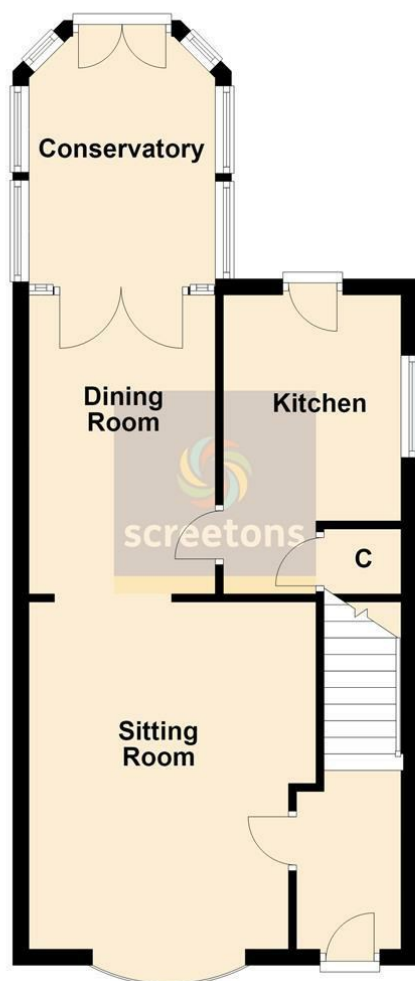
We are pleased to welcome to the market this well-presented three bedroom detached home in the sought-after location of Howden. The property is within walking distance to the amenities that the historic market town has to offer including doctors, dentists, shops and Schools.

Internally the property briefly comprises of a spacious sitting room, kitchen and dining room that is open aspect into a conservatory that benefits from access into the rear garden. To the upstairs there are three bedrooms, with two benefitting from fitted wardrobes and a house bathroom. Outside the property offers off-street parking to the front elevation and to the rear offers a generous garden with paved patio area, decked seating area and laid lawn with landscaped borders. The property has a single garage.

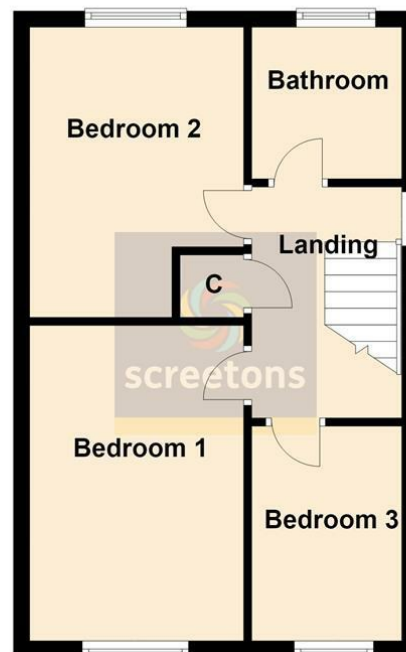
EPC:



Ground Floor



First Floor



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

