



**PLOT 403, THE LANGTON THE GREENWAYS**  
**GOOLE, DN14 6FJ**

**£365,000**  
**FREEHOLD**

**\*\*EXPECTED COMPLETION MARCH TO MAY 2027\*\*** Four bedroom detached house with garage conversion and parking.

**EPC:**





## Ground Floor

|                |               |                  |
|----------------|---------------|------------------|
| Kitchen/Dining | 5.06m x 4.86m | 16' 7" x 15' 11" |
| Lounge         | 3.1m x 4.15m  | 10' 2" x 13' 7"  |
| Family Room    | 3.06m x 3.74m | 10' x 12' 3"     |

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



| 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

Goole Office Sales  
79 Boothferry Road  
Goole  
East Yorkshire  
DN14 6BB

01405 765265  
goole@screetons.co.uk  
www.screetons.co.uk

