



**Plot 166 Saddlers Grange Selby Road
Howden DN14 7GE**

**£445,995
FREEHOLD**

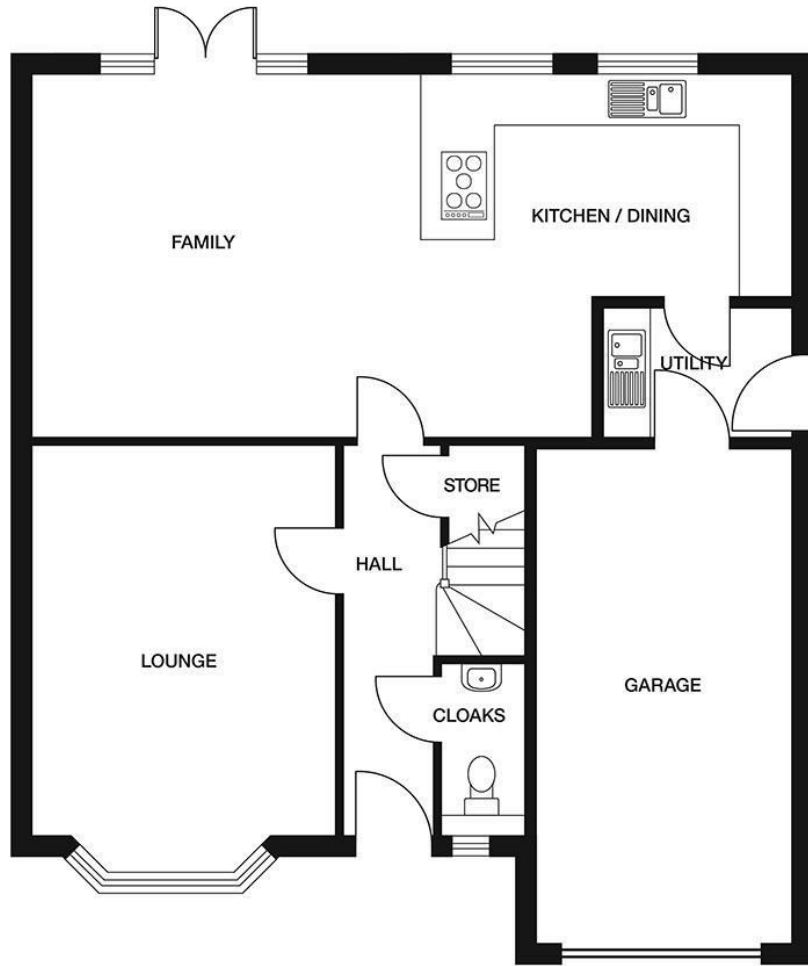
Saddlers Grange is a superb new development of 3 & 4 bedroom homes in the beautiful, East Yorkshire town of Howden.

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.

Plot 166, is an impressive 4 bedroom detached house with garage, parking and gardens. Immaculately presented, offering spacious family accommodation within a much sought after town location. Having delightful views to the front across open fields. Viewing highly advised. The internal pictures used are of Plot 3, the former Show home.

EPC:





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

