



**Plot 4 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.

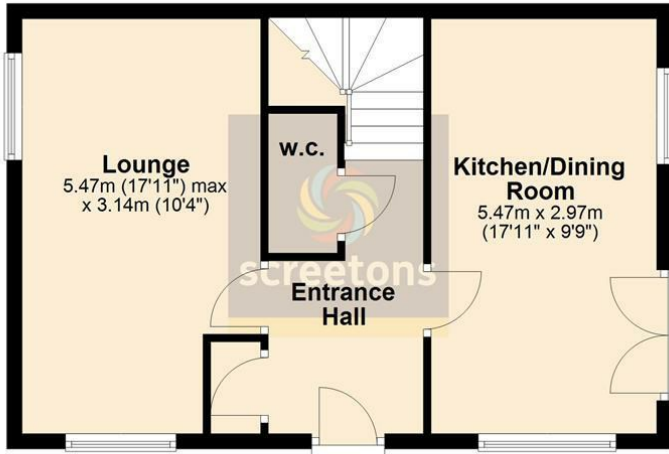
Howden offers vibrant community living with charming cobbled streets, an iconic Minster, regular markets and an abundance of local shops, restaurants, pubs and coffee shops. Located on the edge of the Yorkshire Wolds and with the Howden Nature Reserve on your doorstep, Howden is ideal for outdoor lovers,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

Plot 4 is a 3 bed detached property with kitchen/dining room, lounge, downstairs w.c., three bedrooms one with en-suite and a house bathroom. externally there is parking and a rear garden.

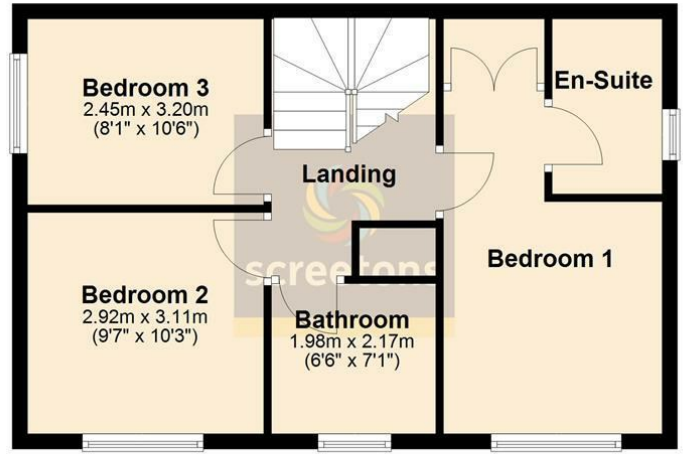
EPC:



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

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