



12 LANGRICK AVENUE

HOWDEN, DN14 7SN

£220,000
FREEHOLD

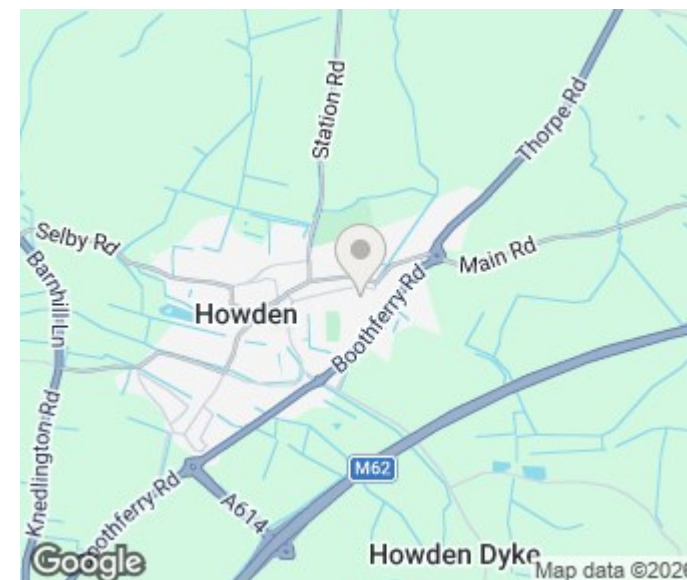
We are delighted to bring to the market this well-presented three-bedroom semi-detached home, situated in the sought-after market town of Howden.

Ideally located within walking distance of the town centre, the property is conveniently placed for a range of local amenities, including doctors, dentists, shops and schools, making it an ideal choice for first-time buyers and families alike.

The accommodation briefly comprises a spacious sitting room, a contemporary kitchen with integrated appliances, and a conservatory accessed via patio doors, which in turn provides direct access to

EPC: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

