



# 1 POSKITT GROVE

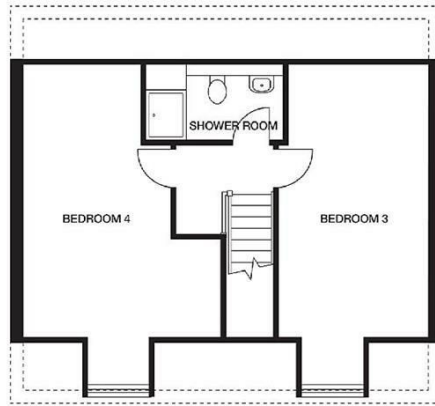
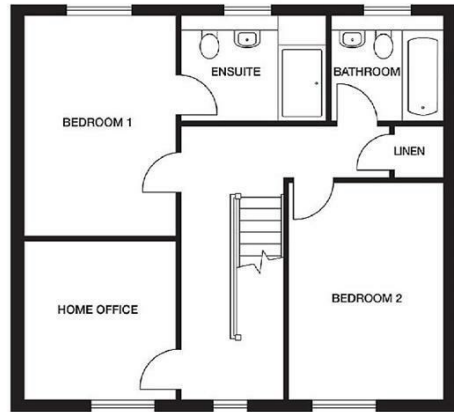
SNAITH, DN14 9GP

£408,500  
FREEHOLD

**\*\*READY TO MOVE INTO\*\*** is this brand new five bedroom detached house located on the 'Kings Reach' Lovell Homes development on the outer edge of the historic market town of Snaith. Boasting 1747sqft of accommodation set over three floors making this an ideal family home which offers spacious and modern living. Outside is complimented by a driveway, a semi detached brick built garage, and gardens to the front and rear. Includes a 10 year NHBC warranty for extra peace of mind.

**EPC: B**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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

