



# 12 Bridgeway Howden DN14 7AB

**£335,000**  
**FREEHOLD**

Situated in the heart of Howden, this charming Grade II Listed, three-storey period townhouse on Bridgeway offers a delightful blend of character and modern living. Spanning an impressive 1,300 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.


The townhouse is conveniently located within easy walking distance of all local amenities, ensuring that shops, cafes, and essential services are just a stone's throw away. This prime location not only offers convenience but also a vibrant community feel.

To the ground floor the property comprises an inviting entrance hall leading through into the lounge with period fireplace and multi fuel burning stove. The spacious kitchen, dining, and family room is

**EPC:**





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