



# Plot 3 Saddlers Grange Selby Road Howden DN14 7GE

**£460,000**  
**FREEHOLD**

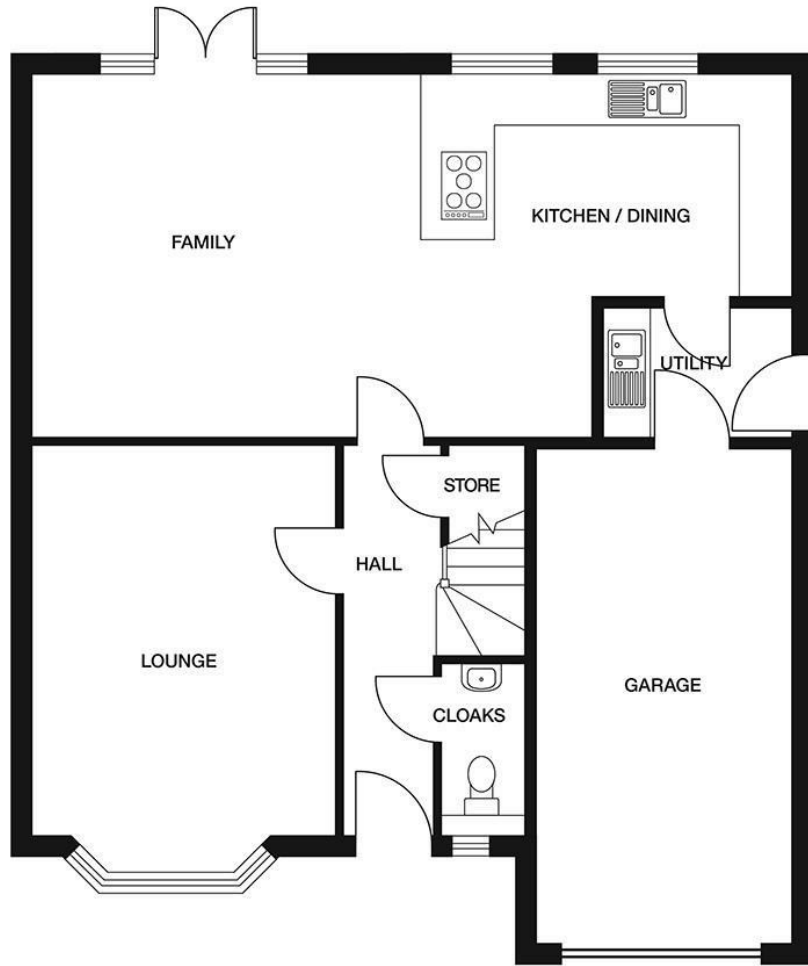
Saddlers Grange is a superb new development of 3 & 4 bedroom homes in the beautiful, East Yorkshire town of Howden.

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 3, the former show home, is an impressive 4 bedroom detached house with garage, parking and gardens. Immaculately presented and can be sold to include all the furniture. Offering spacious family accommodation within a much sought after town location. Viewing highly advised.

**EPC:**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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

**Howden Office Sales**  
 25 Bridgegate  
 Howden  
 East Yorkshire  
 DN14 7AA

01430 431201  
 howden@screetons.co.uk  
 www.screetons.co.uk

