

linkagency



10, Franks Close, Howden, Goole, DN14 7FB
£190,000



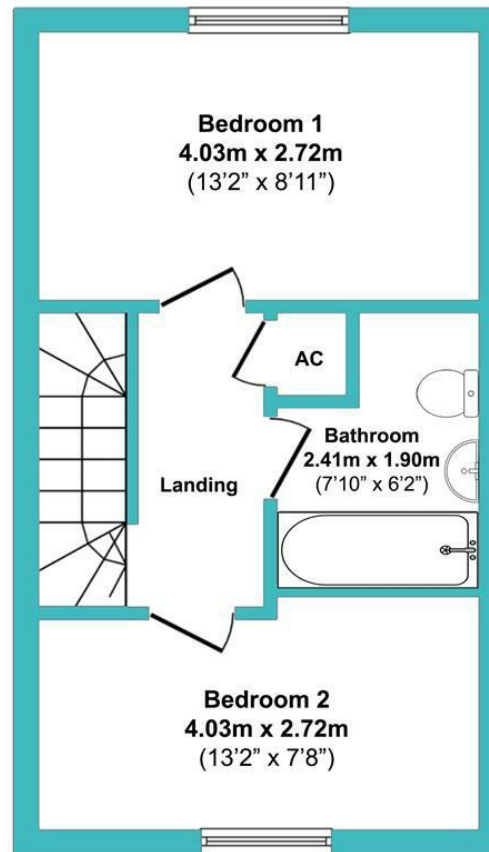
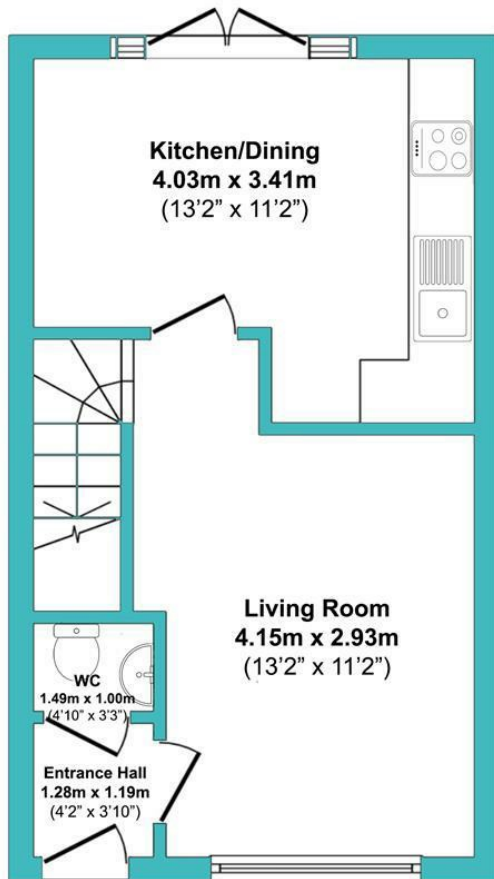
- Ready -to-move-into
- 2 double bedrooms
- 2 parking spaces
- Bathroom with over bath shower
- Easy access to Howden railway station: 1.5 miles
- Ideal first time buyer / rental/ holiday let
- 2022 Bellway build: 6 years remaining on NHBC certificate
- South facing rear garden with fencing + extended patio
- Ground floor WC
- Walking distance to the town's many amenities



Description

This modern home, 2 double bedroom semi detached house, built in 2022, located north of the delightful, historic town of Howden, offers fresh and contemporary living space throughout.





Approximate Gross Internal Floor Area
60.1 Sq Metres / 646.91 Sq Feet


Disclaimer:


Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.

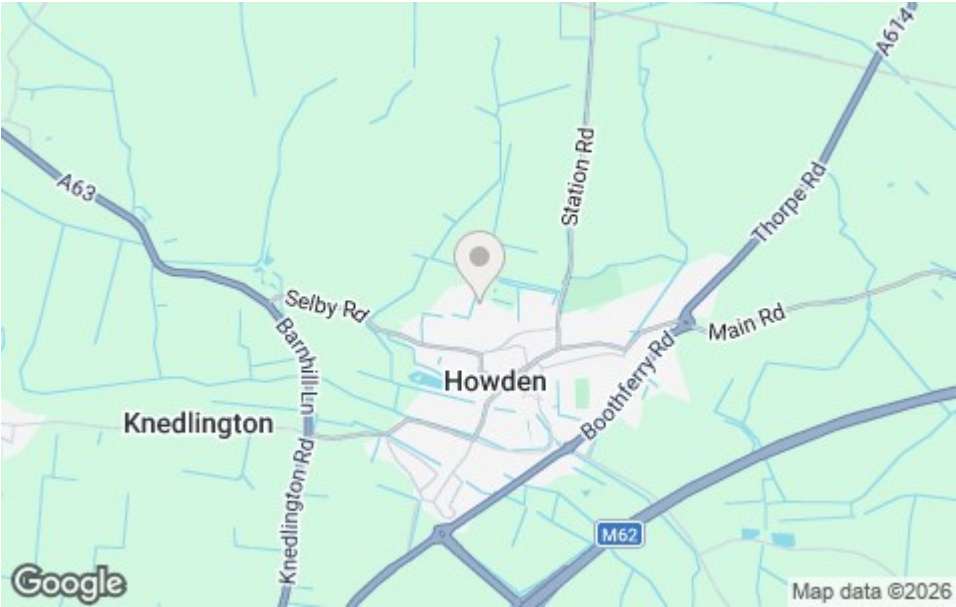
We give no warranty or representation as to the accuracy and completeness of the floor plan.

Council Tax Band: B

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	97
(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
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing
Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency,93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.