



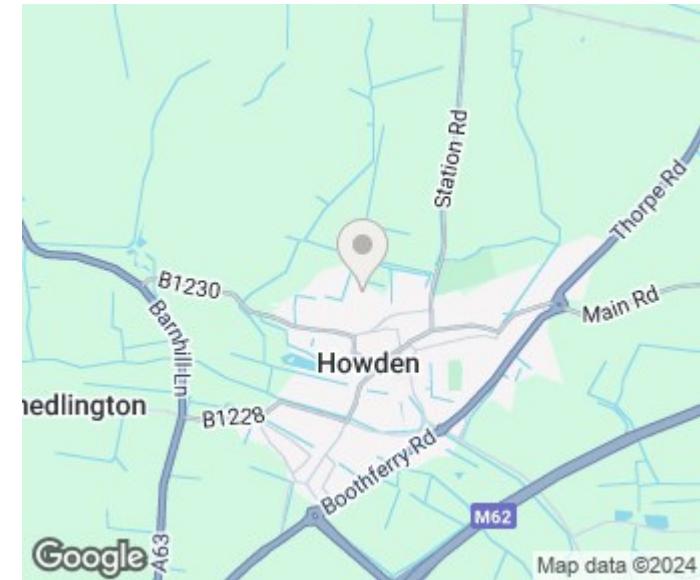
## 40 POOLEY AVENUE HOWDEN, DN14 7EG

£925 PER MONTH

This recently built semi detached house is located on the exclusive Ashberry Homes development off Selby Road in Howden, just five minutes walk from the town centre and conveniently placed for commuting to the larger cities and towns of Hull, York, Doncaster and Sheffield. The property has been finished to a high standard and offers accommodation comprising; entrance hall, cloakroom, kitchen/breakfast room with integrated appliances, lounge, three bedrooms and a house bathroom. Outside there is a rear garden, and a block paved driveway. Available August

EPC: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	83
(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

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