



**16 Langrick Avenue
Howden DN14 7SN**

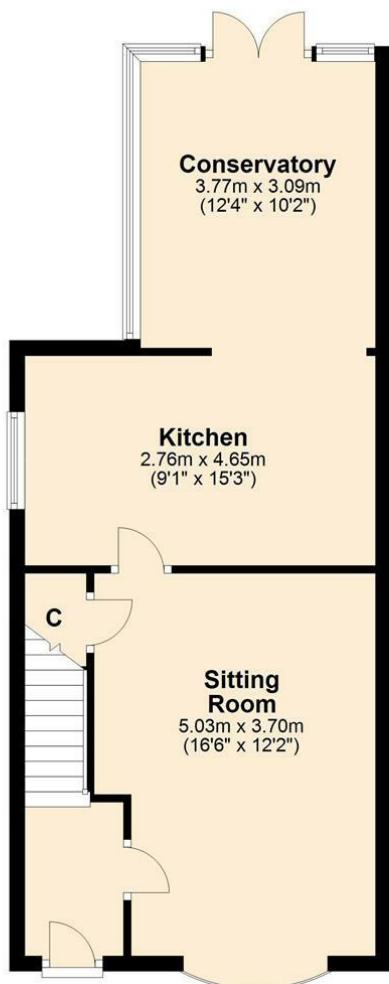
**£229,000
FREEHOLD**

We are pleased to welcome to the market this well-presented three bedroom semi-detached home in the sought-after location of Howden. The property is within walking distance to the amenities that the historic market town has to offer including doctors, dentists, shops and Schools. Internally the property briefly comprises of a spacious sitting room, a contemporary kitchen that is open aspect into a conservatory that benefits from access into the rear garden. To the upstairs there are three bedrooms, with two benefitting from fitted wardrobes and a house bathroom. Outside the property occupies a sizeable plot, with plentiful off-street parking to the front elevation and gated access to the rear garden. The rear garden is predominately laid to lawn but also benefits from a paved patio area, a decked seating area, bar, timber shed and a single detached garage. An internal inspection is highly recommended to fully appreciate the large garden and spacious living accommodation that this property has to offer.

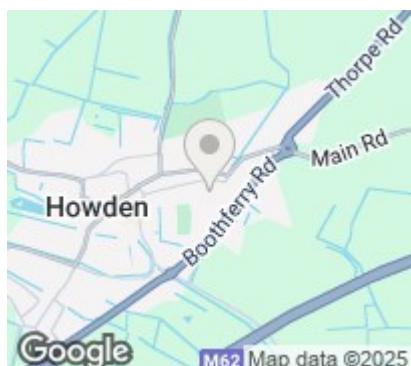
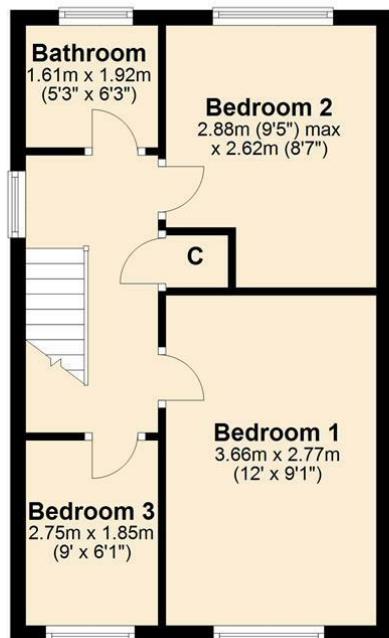
EPC:



Ground Floor



First Floor



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

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

