



## 12 The Meadows Howden DN14 7DX

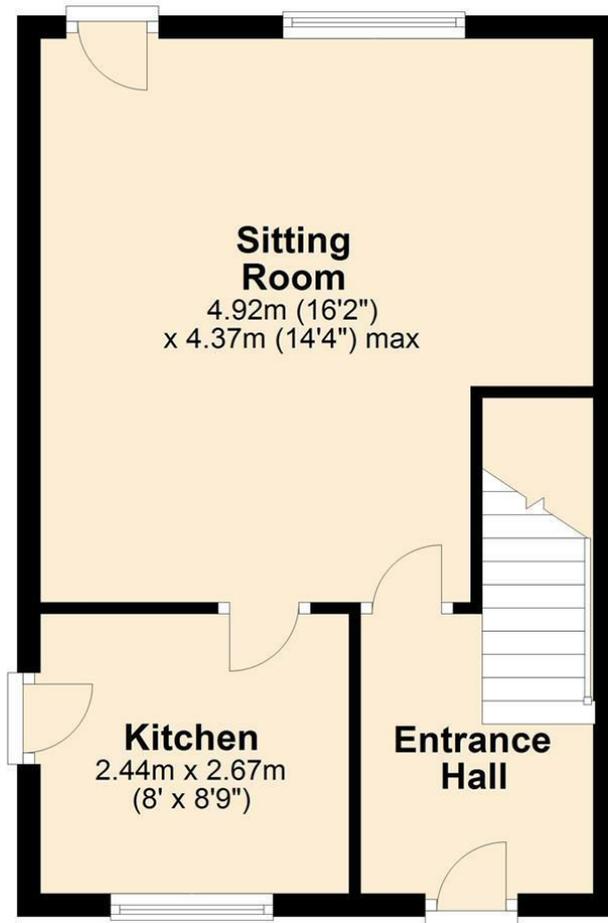
**£215,000**  
**FREEHOLD**

A fantastic opportunity to acquire this semi-detached three-bedroom home, which is located in a popular residential area of the town, close to all local amenities and access to J37 of the M62. The property has recently had newly fitted windows throughout and briefly comprises, sitting room, kitchen, three bedrooms and a house bathroom. Externally there is an enclosed rear garden together with a driveway to the front providing ample off street parking.

**EPC: D**



# Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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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