



## 9 Langhorn Drive Howden DN14 7ZL

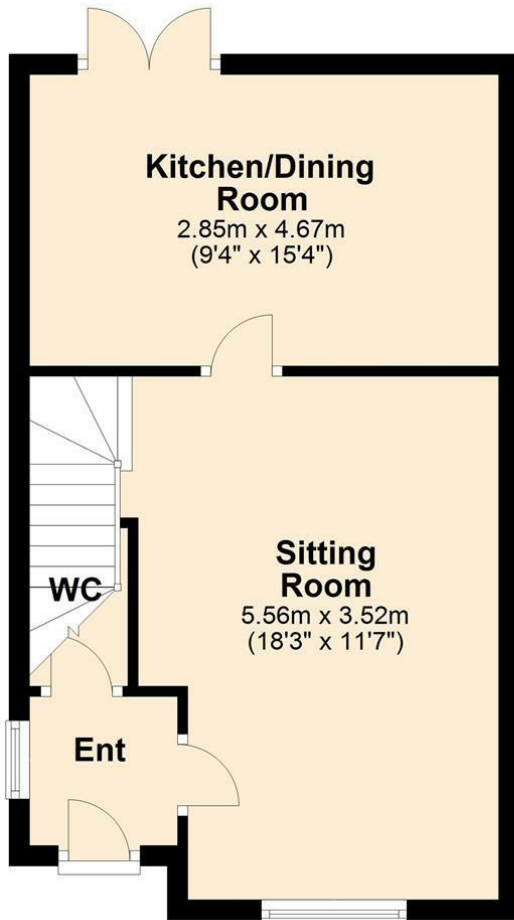
**£225,000**  
**FREEHOLD**

We are pleased to welcome to the market this semi-detached property that is located on the Bellway Development in Howden. The property is located close to local amenities, including shops, doctors and Schools. Internally the property comprises of a useful downstairs cloakroom, sizeable sitting room and a modern kitchen to the rear with double doors providing access into the garden. To the upstairs there are three bedrooms and the house bathroom. An internal inspection is recommended to fully appreciate what this property has to offer.

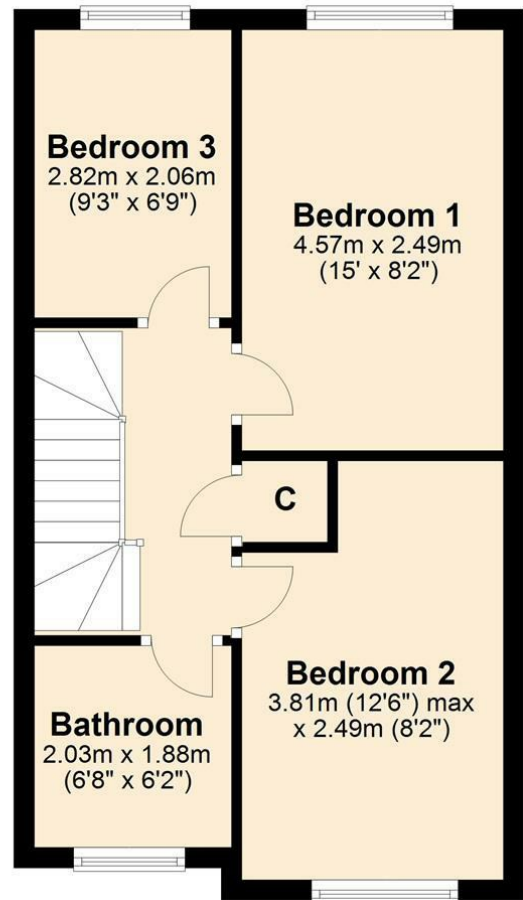
**EPC: B**



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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>		
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

