



Plot 186 The Nidderdale Station Road
Howden DN14 7AF

£349,995
FREEHOLD

• Was £357,995 NOW £349,995, SAVE £8,000

With your best interests at heart, Harron Homes has selected the ideal setting for York Vale Gardens. Located in the beautiful town of Howden, York Vale Gardens is a new community of three and four bedroom homes with each property showcasing signature Harron Homes qualities.

Aside from strong transport links and a broad range of important amenities, Howden offers a relaxed lifestyle in a town with a wealthy heritage. Aspirational homebuyers will see their expectations surpassed due to the considerate attention to detail devoted to the new homes. The properties possess the high standards Harron Homes is renowned for with comfortable living spaces, high specification kitchen and stylish bathrooms

EPC:



- A selection of new build properties
- Finished to an exceptional standard
- Open plan Kitchen/Dining Room

Plot 186 – The Nidderdale


- Ready to move in to with £4,999 Stamp Duty paid, luxury flooring package, integrated appliances, lawned rear garden & outside tap.
- Ideal for a family with flexible living spaces giving you the choice on how to use your space
- Open plan kitchen and dining area with French doors to the garden perfect for entertaining in warmer months
- Separate utility handy for laundry or extra storage plus access to garden and guest WC
- Stylish glass panel glazed doors to kitchen and lounge giving an extra touch of luxury whilst also allowing natural light to flow throughout downstairs
- Lounge with bay window is the perfect place to relax after a busy day
- Master suite complete with stylish Hammonds wardrobes of your choice and private ensuite
- Large west facing garden in private position on exclusive cul de sac, with views of Howden Minster
- Block paved driveway leading to integral garage
- NHBC 10 year warranty giving you peace of mind

- 4 bedrooms
- Stylish bathrooms
- Garage
- Substantial plots
- Part of the Harron Homes development
- Sought-after location
- Viewing highly recommended



The Nidderdale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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