

# linkagency



**11, Knox Avenue, Howden, DN14 7ZJ**  
**£355,000**



- Popular residential development
- Easy walk into town
- Detached garage

- Modern design and build
- M62 access at Junction 37



# Description

Link Agency offer to the market this detached property in the charming Market town of Howden, on Knox Avenue offering a perfect blend of modern living and convenience. Built in 2019, this property boasts a generous 1,270 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space. A living kitchen area, study and reception room and a downstairs W.C. The contemporary design is complemented by four comfortable bedrooms. With two well-appointed bathrooms.

The property is situated within a popular development, making it an attractive option for those seeking a vibrant community atmosphere. The enclosed garden offers a safe and private outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. With a detached garage with ample parking to the side of the property

One of the standout features of this home is its proximity to the town centre, which is just a short walk away. Here, you will find a variety of shops, cafes, and local amenities, enhancing the appeal of this location.



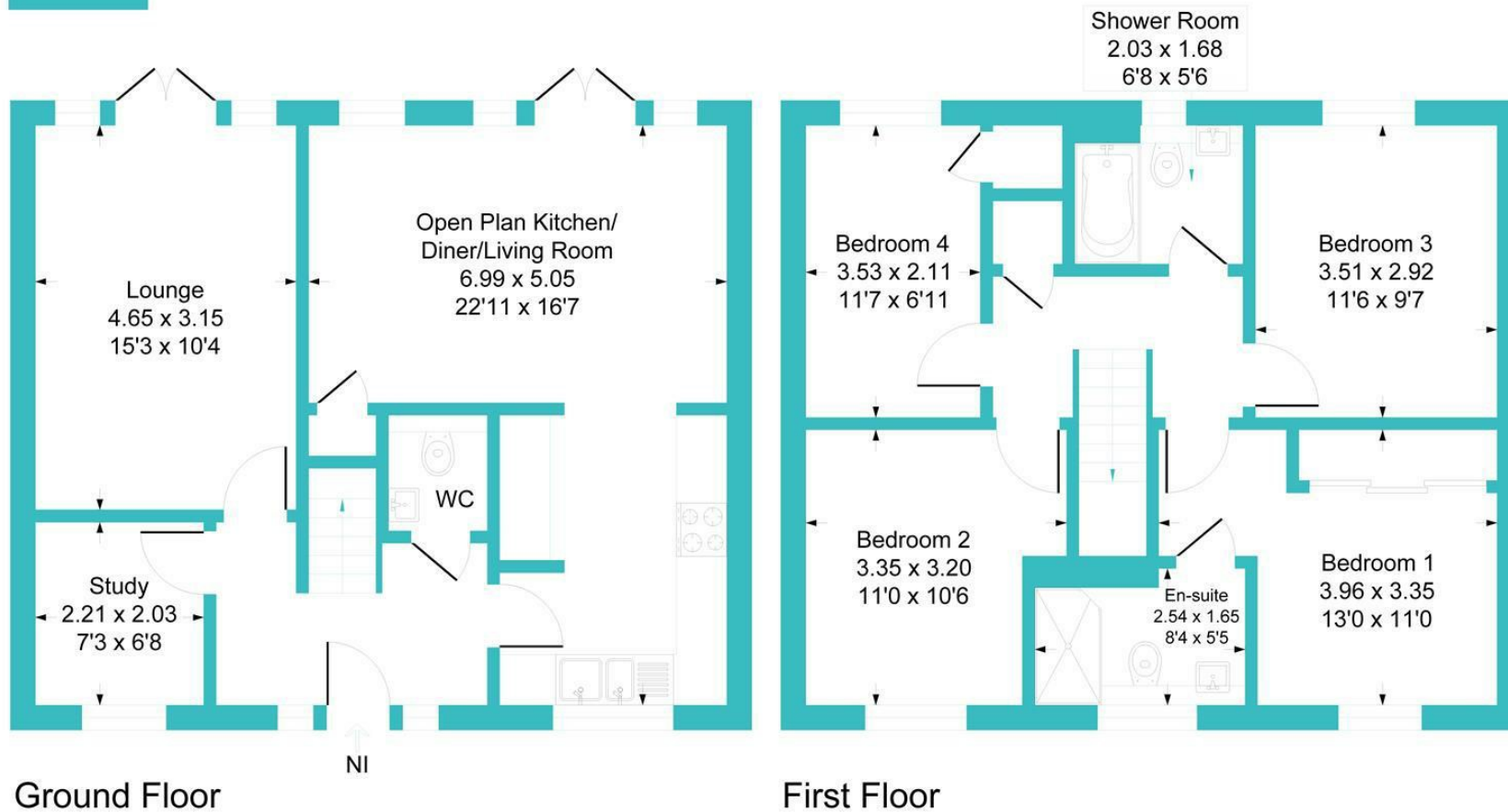




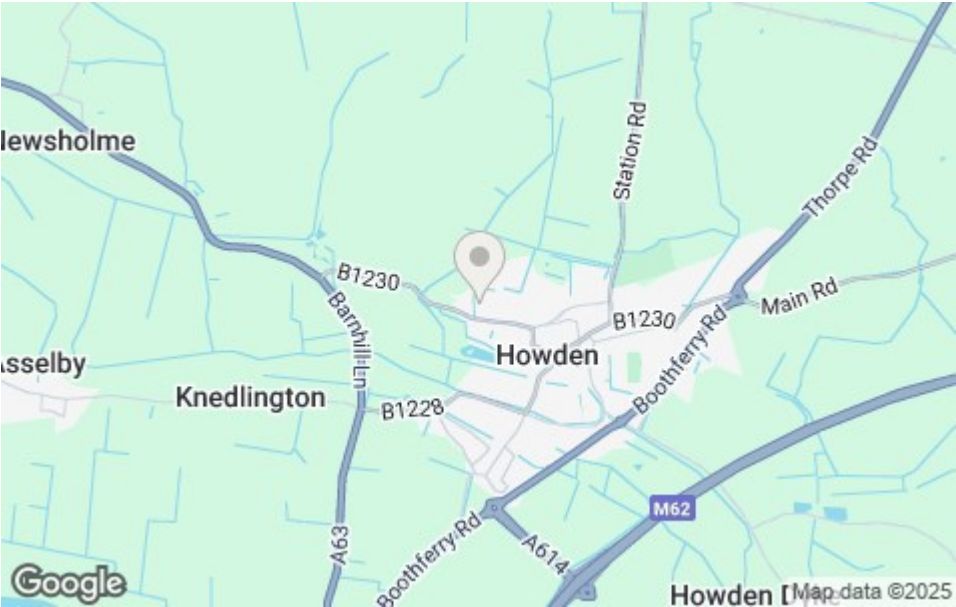
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Viewing  
Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.