



115 Hailgate
Howden, DN14 7SX

RENT £695 PCM

Property Features

- Well Presented 2 Bedroom Terrace House
- 12ft Lounge, 13ft Kitchen
- PVCu Double Glazing, Gas Central Heating
- Rear Garden
- Well Presented



Full Description

SITUATION

115 Hailgate, Howden, Goole, East Yorkshire, DN14 7SX is situated fronting Hailgate within close proximity of the town centre. The property is approached from Howden Market Place by proceeding east along Highbridge then turning right into Hailgate and the property stands on the left hand side of Hailgate.

The market town of Howden is located approximately 25 miles west of Hull. York and Doncaster are all within an approximate 20 mile radius and the town is approximately 1.5 miles from access to the M62 motorway at Junction 37.



DESCRIPTION

The property comprises a well presented 2 bedroom terrace house having been extensively improved by the current owners and having the benefit of PVCu double glazing and gas central heating. The accommodation comprises 12' lounge, dining area, 13' kitchen, 2 bedrooms and bathroom. Rear garden with Stores.



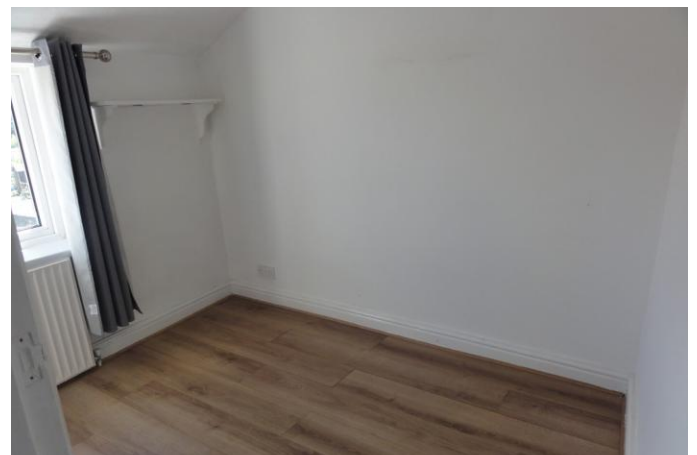
ACCOMMODATION

ENTRANCE 3' 11" x 3' 2" (1.19m x 0.97m)

Having PVCu double glazed door and laminate floor covering.

LOUNGE 12' 9" x 10' 1" (3.89m x 3.07m)

Having PVCu double glazed door, with window blinds and curtains, beamed ceiling, antique feature fireplace, central heating radiator and laminate floor covering.



DINING AREA 11' 2" x 8' 1" plus 6' 1" x 4' 1" (3.4m x 2.46m)

Having PVCu double glazed door, beamed ceiling, central heating radiator with cover and cushion floor covering.

KITCHEN 13' 10" x 7' 0" (4.22m x 2.13m)

Having PVCu double glazed window, range of pleasant units comprising stainless steel sink unit, set in "L" shaped laminated working surface with cupboards and appliance space under. Further laminated working surface incorporating TECNIC 4 ring gas hob with extractor over and COOKE & LEWIS electric oven under and matching wall units. Tiled walls. GLOW WORM gas central heating boiler.

STAIRCASE

Staircase and Landing with carpeting and leading to:-

FRONT BEDROOM 13' 0" x 10' 1" to extremes (3.96m x 3.07m)

Having PVCu double glazed window with curtain, built-in cupboard/wardrobe, central heating radiator and laminate floor covering.

2ND BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Having PVCu double glazed window, part slope ceiling, central heating radiator and laminate floor covering.

BATHROOM 6' 2" x 5' 2" to extremes (1.88m x 1.57m)

Having panelled bath with mixer tap shower, pedestal wash basin and W.C. Towel radiator, tiled walls and tiled floor.

OUTSIDE

To the front of the property is Hailgate and to the rear of the property is a garden area with paved and lawn areas and 2 outhouses.

NB: The property enjoys a pedestrian Right of Way over No 113 for refuse bins etc.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property.

The property has the benefit of gas fired central heating systems served by the GLOW WORM central heating boiler in the Kitchen.

The property has the benefit of PVCu double glazing as detailed.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.



OUTGOINGS

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

TENANCY CONDITIONS

The property is to be let, unfurnished, on a One Year Assured Shorthold Tenancy, which tenancy can commence as soon as the Tenancy Agreement is signed.

THE RENT REQUIRED IS £695 PER CALENDAR MONTH, payable in advance with the Tenant paying all outgoings including Council Tax.

A £800 Bond is required to be payable at the commencement of the tenancy, which will be refundable at the end of the tenancy if the property is left in a clean and tidy condition and the Tenant has fulfilled all of the Tenancy Conditions.

The property is available only to employed or retired parties.

Written references are required.

The Tenant is responsible for keeping the interior of the property in a clean and tidy decorative condition.

A Tenant who does not smoke is preferred and smoking is not allowed in the property. Pets are not permitted at the property.

HOLDING DEPOSIT PER TENANT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

For this property the Holding Deposit will be £160.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



115 Hailgate, Howden

Score	Energy rating	Current	Poten
92+	A		
81-91	B		86
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

17 Market Place
Howden
DN14 7BL

www.townenddegg.co.uk
howden@townenddegg.co.uk
01430 432211

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements