



115 Hailgate  
Howden, DN14 7SX

**RENT £725 pcm**

# Property Features

- Well presented Terrace Cottage in popular Market Town
- Lounge, Dining Room & Kitchen
- 2 Bedroom & Bathroom
- Gas CH, UPVC DG & Rear Garden / Yard
- Within easy walk of Market Place



## Full Description

### SITUATION

115 Hailgate, Howden, 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.

### THE PROPERTY

This consists of a well presented Terrace Cottage being situated towards the edge of the sought after Market Town of Howden which has an excellent array of local amenities, and is within 1 mile of Junction 37 of the M62 motorway. The accommodation presently comprises:

### ACCOMMODATION

#### ENTRANCE LOBBY

UPVC double glazed door leading to:

#### LOUNGE 12' 9" x 10' 0" (3.89m x 3.05m)

Antique feature fireplace, beamed ceiling and radiator.

#### DINING ROOM 11' 3" x 8' 0" (3.43m x 2.44m)

Beamed ceiling, radiator and opening into:

#### KITCHEN 13' 9" x 10' 0" (4.19m x 3.05m)

Range of units comprising sink unit, base units with work tops and wall cupboards. Built in oven and hob with chimney extractor over. Plumbing for auto washer. Part ceramic tiled walls, gas central heating boiler and UPVC door to the rear.





## LANDING

This is approached via the enclosed staircase from the Dining Room, and opening from the Landing are:

## FRONT BEDROOM 13' 0" x 10' 0" (3.96m x 3.05m)

Cupboard overstairs and radiator.

## REAR BEDROOM 8' 3" x 6' 6" (2.51m x 1.98m)

Radiator.

## BATHROOM

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

## TO THE OUTSIDE

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. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## COUNCIL TAX

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

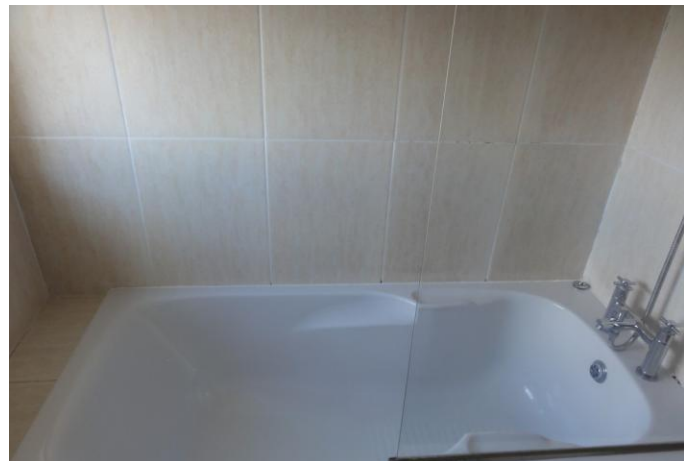
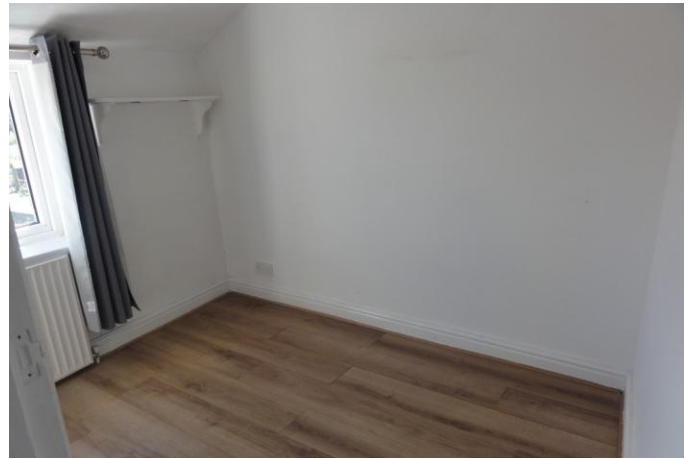
## TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

## RENT & BOND

RENT: £725 per calendar month payable in advance.

BOND: £830 payable on the signing of the Agreement.



## 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. The Holding Deposit in the case is £165

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 Tenancy Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

## 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.

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

