



21 Flatgate
Howden, DN14 7AG

RENT £590 PCM

Property Features

- Well Presented Terrace House
- Living Room, Kitchen, Utility Room
- 2 Bedrooms, Bathroom
- PVCu Double Glazing, Gas Central Heating
- Rear Garden

Full Description

SITUATION

21 Flatgate, Howden, DN14 7AG is located in a residential area close to the centre of Howden. The property will be found when leaving the Agent's offices by proceeding north and then right into Bridgegate which runs into Flatgate and the property is on the right hand side.

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

DESCRIPTION

The property comprises an inner terrace house and the accommodation briefly comprises:- Living Room, Fitted Kitchen, Utility Room, 2 Bedrooms and Bathroom. Rear Garden.

ACCOMMODATION

LIVING ROOM 11' 1" x 11' 4" (3.38m x 3.45m)

Having composite double glazed door. Georgian style PVCu double glazed window, fireplace with solid fuel stove inset, picture rail, built-in cupboard, central ceiling rose with 5 light fitting, central heating radiator and carpeting.

KITCHEN 11' 6" x 10' 1" (3.51m x 3.07m) to extremes

Having PVCu double glazed back door. Georgian style PVCu double glazed window, stainless steel sink unit set in laminated working surface with cupboards and drawers under, further matching cupboards and drawers. Partial wall tiling, freestanding Cannon cooker, central heating radiator and tiled floor.



UTILITY ROOM 12' 8" x 4' 1" (3.86m x 1.24m) to extremes
Having Georgian style PVCu double glazed window, Belfast sink with working surface and cupboards and drawers under, further working surface with plumbing for automatic washer under, cupboard housing the Worcester combination gas central heating boiler, central heating radiator and tiled floor.



STAIRCASE

Banistered staircase with carpeting and leading to:

FRONT BEDROOM 14' 2" x 11' 7" (4.32m x 3.53m) to extremes

Having Georgian style PVCu double glazed window, airing/clothes cupboard, central heating radiator and carpeting.

2ND BEDROOM 10' 1" x 9' 1" (3.07m x 2.77m)

Having Georgian style PVCu double glazed window, central heating radiator and carpeting and giving access to:

BATHROOM 9' 9" x 5' 10" (2.97m x 1.78m) to extremes
Being 'L' shaped and having Georgian style PVCu double glazed window, walk-in shower, vanity wash and WC unit with cupboard, towel radiator and cushion floor covering.



OUTSIDE

Front flush pavement.
Side shared passage.

Rear garden with paved patio area, flower area and artificial grass.

SERVICES

Mains services of water, electricity, gas and drainage are installed.

PVCu double glazing as detailed.

The property has a gas fired central heating system served by the combination boiler in the utility room.

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 £590 PER CALENDAR MONTH, payable in advance with the Tenant paying all outgoings including Council Tax.

A £680 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

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 £135.

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).

VIEWING

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

ENERGY PERFORMANCE GRAPH

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

FLOORPLANS

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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