



Faith Cottage

4 Hailgate, Howden, DN14 7SL

Asking Price Of £179,950

Property Features

- Superbly presented Victorian Terrace Cottage
- Lounge, Dining Kitchen & Utility Room
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off street parking & rear Courtyard
- Ideally placed for York, Hull, Leeds and J37 of M62



Full Description

SITUATION

From Goole take the A614 to Howden and at the roundabout at the eastern edge of the Town, known as Longs Roundabout, take the first left turn into Hull Road. At the fork in the road bear left into Hailgate where the property will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a superbly presented Victorian Terrace Cottage being situated in an excellent position on the edge of the sought after Minster Town of Howden which is ideally placed for commuting to York, Hull and Leeds, and is within 1 mile of J37 of the M62 allowing easy access to the major Yorkshire Business Centres. The property was refurbished approximately 3 years ago, including a new main roof, and the good sized accommodation presently comprises



GROUND FLOOR

ENTRANCE HALL

Composite front door and radiator.

LOUNGE 13' 6" x 13' 3" (4.11m x 4.04m)

Adam style fireplace housing electric cast iron stove. Radiator, 2 wall lights and opening into



L SHAPED DINING KITCHEN 20' x 17' (6.1m x 5.18m)

Range of Shaker style units comprising sink unit, base units with worktops and matching upstands, wall cupboards and larder unit. Built in Zanussi double oven and induction hob with chimney extractor over. Integrated fridge. Radiator, downlighters, large understairs cupboard, part ceramic tiled floor, spindled staircase to the first floor and UPVC door to the rear courtyard.



UTILITY ROOM 8' 6" x 5' (2.59m x 1.52m)

Plumbing for autowasher and dishwasher. Radiator and ceramic tiled floor.

CLOAKROOM

White suite comprising low flush WC and vanity hand basin. Heated towel rail and downlighters.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Dining Kitchen and opening from the Landing are

FRONT BEDROOM 13' 3" x 9' (4.04m x 2.74m)

Built in wardrobes and radiator.

REAR BEDROOM 13' 9" x 11' (4.19m x 3.35m)

Cupboard overstairs, radiator and cupboard housing gas central heating boiler.

BATHROOM

White suite comprising panelled in bath, vanity washbasin, low flush WC and shower cubicle. Radiator.

TO THE OUTSIDE

Block paved PARKING AREA to front with access from Hailgate and which provides extensive off-street parking facilities.

Enclosed Courtyard to rear with access from Flatgate at the rear.

The property has a double external electric socket to the front of the house together with an outside tap in the rear Courtyard.

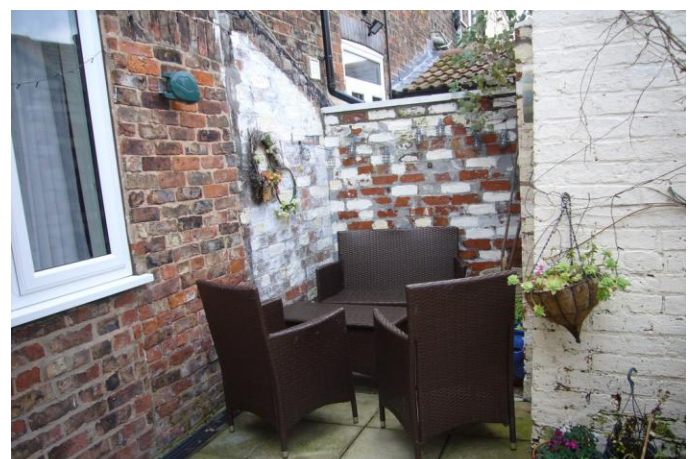
SERVICES

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.

COUNCIL TAX

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



VIEWING

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

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

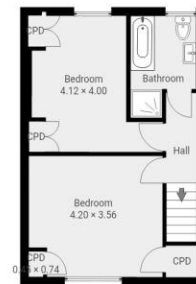
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLAN

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPIC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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