



102 Hailgate
Howden, DN14 7SZ

FOR SALE BY TENDER
Offers Over £120,000

Property Features

- Grade II Listed Georgian Dwelling in the heart of Howden
- Sitting Room, Living Room & 24' Dining Kitchen
- First Floor Bedroom, Wet Room & Attic Bedroom
- Gas CH, Partial UPVC DG & Rear Garden
- In need of full refurbishment

Full Description

SITUATION

From Market Place in the centre of Howden take Highbridge and at the "T" junction turn right into Hailgate. 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 Grade II Listed Georgian Dwelling being situated in the heart of the Historic Minster Town of Howden and within easy walking distance of Market Place which has an array of shops and cafes.

The Cities of York, Hull and Leeds are within easy commuting distance, and J37 of the M62 is within 1 mile. The property has good sized accommodation which is in need of full refurbishment and presently comprises:

GROUND FLOOR

ENTRANCE PASSAGEWAY

Door leading to the rear garden.

ENTRANCE LOBBY

SITTING ROOM 14' 3" x 11' 9" (4.34m x 3.58m)

Fireplace housing gas fire. Bay window to front, radiator and 2 wall lights.

LIVING ROOM 14' 6" x 14' 6" (4.42m x 4.42m)

Fireplace housing gas fire. Radiator and understairs recess.

DINING KITCHEN 24' 0" x 8' 3" (7.32m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Radiator, gas central heating boiler and enclosed staircase to the first floor. UPVC door to side and Patio door to the rear garden.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 14' 9" x 11' 9" (4.5m x 3.58m)

Radiator.

WET ROOM 10' 6" x 8' 6" (3.2m x 2.59m)

White suite comprising shower, pedestal washbasin and low flush WC. Radiator, part ceramic tiled walls and linen cupboard.

SECOND FLOOR

ATTIC BEDROOM 18' 0" x 15' 6" (5.49m x 4.72m)

This is approached via the staircase from the first floor landing and has a radiator and dormer window to rear.

TO THE OUTSIDE

Enclosed Garden to rear.

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 certain windows are double glazed with uPVC framed sealed units.

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

RIGHT OF WAY

It is understood that the owners of 100 Hailgate has a Right to Use the Entrance Passageway for maintenance purposes only of their property which extends over the Passageway.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, 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.



MODE OF SALE

This property is being offered for Sale by Informal Tender with the Closing Date for Offers being Friday 15th March 2024. Offers should be made in writing and the offer letter should clearly set out the following:-

1. The amount of your offer.
2. Confirmation as to how your offer will be funded (i.e. cash or loan).
3. Confirmation that should your offer be accepted that you will be able to sign and exchange Unconditional Contracts within 42 days of your offer being accepted with the Sale completing 14 days thereafter.
4. Any other conditions, in detail, which maybe attached to your offer.
5. The Solicitors acting on your behalf.

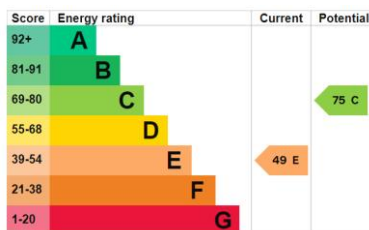
Your offer should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU in an envelope clearly marked "Howden Tender".

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.

ENERGY PERFORMANCE GRAPHS

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.



4 Belgravia,
Goole,
DN14 5BU

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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.