



Apartment 3, 11 Churchside
Howden, DN14 7BS

RENT £1,200 pcm

Property Features

- Unique First Floor Maisonette overlooking the Minster
- 22' Living Dining Kitchen & 16' Mezzanine Lounge
- 2 Double Bedrooms & 2 Bathrooms
- Gas Central Heating and Double Glazing
- A rare opportunity and available immediately



Full Description

SITUATION

The property fronts onto Churchside which is the footpath to the side of Howden Minster and connects Market Place with Pinfold Street and is clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a unique First Floor Maisonette being part of the sympathetic conversion of the former Town Hall and Magistrates Court which was originally built in 1850 and situated in an enviable position adjoining and overlooking the Minster in the centre of the sought after Historic Market Town of Howden.

The property is ideally placed for commuting to the cities of York, Leeds and Hull, and Junction 37 of the M62 is within one mile. The spacious accommodation presently comprises:

GROUND FLOOR

SHARED ENTRANCE HALL

Original entrance door, granite tiled floor and leading to:

APARTMENT ENTRANCE LOBBY

Radiator, oak floor and enclosed staircase to the first floor.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Lobby and opening from the Landing which has Cloaks cupboard, radiator, oak floor and Utility cupboard with auto washer and gas central heating boiler, are:



LIVING DINING KITCHEN 22' 6" x 14' 3" (6.86m x 4.34m)

Range of contemporary units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with chimney extractor over. Free standing dishwasher and fridge. 2 Radiators, downlighters, part ceramic tiled walls and oak floor. Impressive full height bay window overlooking the Minster and spindled staircase to the Mezzanine Floor.



BEDROOM 13' 0" x 13' 0" (3.96m x 3.96m)

Radiator and views over the Minster.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Heated towel rail, downlighters, and part ceramic tiled walls.

MEZZANINE FLOOR

This is approached via the spindled staircase from the Living Dining Kitchen and comprises:



LOUNGE 16' 3" x 12' 3" (4.95m x 3.73m)

Built in bookcase with display shelves, radiator, downlighters and views over the Minster.

MASTER BEDROOM 12' 0" x 11' 9" (3.66m x 3.58m)

Built in corner cupboard with shelves, radiator, downlighters and leading to:



DRESSING ROOM 7' 0" x 6' 9" (2.13m x 2.06m)

EN-SUITE BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Radiator, heated towel rail and ceramic tiled walls.

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.

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.



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: £1200 per calendar month payable in advance.

BOND: £1380 payable on the signing of the Agreement.

HOLDING DEPOSIT PER TENANCY

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 £275.

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).

ENERGY PERFORMANCE GRAPHS

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	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