



## 78 Hailgate, Howden, DN14 7ST

Unique Investment Property Comprising Of 5 Individual Flats | Ready Made Portfolio | 100% Tenant Occupancy | Generating A Total Rental Income Circa £2535 Per Calendar Month | Gross Yield Of Approximately 5%

- Detached Investment Property
- Gas Central Heating
- Council Tax Band - A
- Popular Village Location
- Nine Bedrooms Comprising of Five Apartments
- Freehold
- No Onward Chain
- Street Parking
- EPC Ratings - C & D
- Ideal For Investors Wanting A Ready Made Portfolio

**Offers Over £500,000**

Jigsaw Move are pleased to welcome to the market this exceptional property located in the charming area of Hailgate, Howden. This property is unique as it comprises 5 individual flats, presenting a fantastic investment opportunity for those looking to expand their property portfolio. Currently, all flats are occupied, generating a total rental income circa £2535pcm, resulting in a gross yield of approximately 5%.

Details of each flat are as follows:

**Flat One;** The property briefly comprises; Entrance Hallway, Lounge, Kitchen Diner, Master Bedroom, Further Second Bedroom and Family Bathroom. The tenant currently pays £475 a month.  
EPC Rating - D  
Council Tax Band - A

**Flat Two;** The property briefly comprises; Entrance Stairway with Landing, Lounge, Kitchen, Master Bedroom, Further Second Bedroom and Family Bathroom. The tenant currently pays £560 a month.  
EPC Rating - D  
Council Tax Band – A

**Flat Three;** The property briefly comprises; Entrance Stairway & Landing, Lounge, Kitchen Diner, Bedroom and Family Bathroom. The tenant currently pays £450 a month.  
EPC Rating - C  
Council Tax Band - A

**Flat Four;** The property briefly comprises; Entrance Hallway, Lounge, Kitchen Diner, Bedroom and Family Bathroom. The tenant currently pays £440 a month.  
EPC Rating - D  
Council Tax Band - A

**Flat Five;** The property briefly comprises; Entrance Stairway & Landing, Lounge, Kitchen, Master Bedroom, Further Second Bedroom, Third Bedroom and Family Bathroom. The tenant currently pays £140 a week.  
EPC Rating - D  
Council Tax Band - A

The property also benefits from; gas central heating, sash windows and street parking.

If you are looking for a property with great rental potential don't miss out on the chance to own this property with such promising returns and the potential for further growth.

Contact us today to arrange a viewing and explore the endless possibilities this property has to offer.

This property is situated within the popular small market town location of Howden. Howden hosts a range of local amenities including; good local schools, shops, café's, bars restaurants, takeaways, Howden park and transport amenities including train stations which is ideal when commuting to Leeds, York and Hull as it is close to all major networks. Nearby access to the M62 (Hull to Manchester) and the A64 to York, Selby and Hull.

## GROUND FLOOR ACCOMMODATION

### FLAT ONE

### FLAT FOUR

## FIRST FLOOR ACCOMMODATION

### FLAT TWO

### FLAT FIVE

## SECOND FLOOR ACCOMMODATION

### FLAT THREE

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

DELETE AS APPROPRIATE...

Electricity supply – mains, solar power, wind turbine

Water supply – mains, a well, a borehole, a spring

Sewerage – mains, septic tank (including tank type), Domestic/small sewage treatment plants (including plant type), Cesspit, Cesspool

Heating – Electric central or room heating, Communal heating systems (heat networks, and community/district heating system(s)), LPG/oil central heating (tanks and/or bottles), Wood burner/open fire, Biomass boiler, Solar panels and related technology, Ground or air source heat pump

Broadband – ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

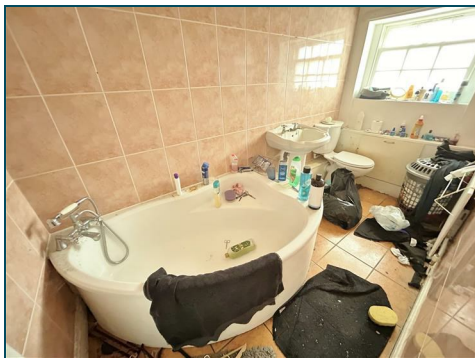
Mobile signal/coverage is good in this area

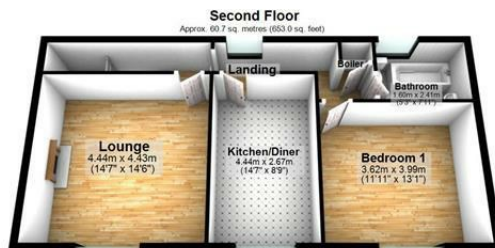
## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

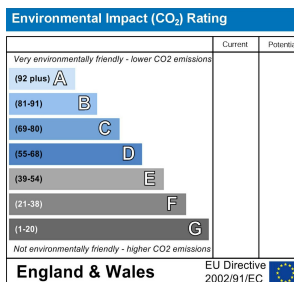
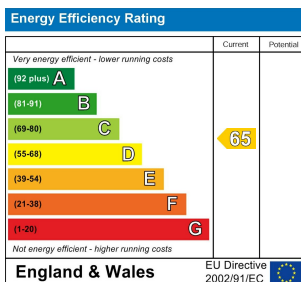
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 360.1 sq. metres (3876.6 sq. feet)



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