



## Flat 2, 85a Hailgate, Howden, DN14 7SX

Two Double Bedrooms | Second Floor Flat | Desirable Market Town Location | Off-Street Parking

- Second Floor Flat
- Leasehold
- Council Tax Band A
- Two Double Bedrooms
- Gas Central Heating
- Ideal Location
- Allocated Parking
- EPC C

**£595 PCM**

Jigsaw Letting are pleased to welcome to the market this lovely second-floor flat located in the heart of the desirable market town of Howden on Hailgate.

This property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. As you step inside, you are greeted by a modern layout of open plan lounge/kitchen and a family bathroom. The flat also features gas central heating, ensuring you stay warm and comfortable throughout the year.

One of the highlights of this property is the convenient parking space for one vehicle, making trips to the town centre or beyond a breeze. Additionally, street parking is available for any visitors you may have.

Living in this flat offers you the opportunity to immerse yourself in the vibrant community of Howden, with its charming shops, cafes, and historical landmarks just a stone's throw away.

Don't miss out on the chance to make this lovely flat your new home in this picturesque market town. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Hailgate.

#### **COUNCIL TAX BAND**

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.

#### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

#### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

#### **LETTINGS 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.

#### **OPENING HOURS LETTING TEAM**

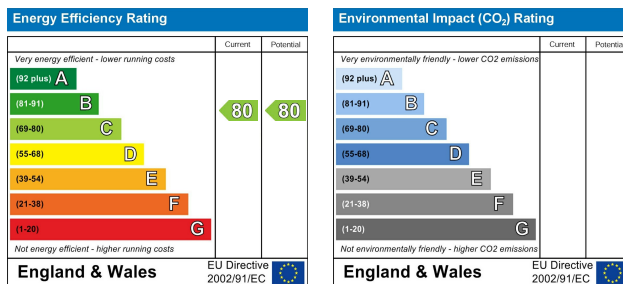
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **TO LET 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.








  
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A portrait of a middle-aged man with short grey hair, wearing a blue suit jacket over a light blue shirt. He is smiling slightly and looking towards the camera.