

FLAT 4, 78 HAILGATE, HOWDEN, DN14 7ST

TO LET - £650 PCM



- Refurbished Self-Contained Ground Floor Flat
- Lounge & Kitchen
- Bathroom & Bedroom
- Allocated Parking Space
- Central Howden Location

Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
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GENERAL REMARKS AND STIPULATIONS

SITUATION

This flat is situated set back from Hailgate and overlooking the carpark

DESCRIPTION

The flat comprises a self-contained ground floor, situated within a block of similar flats and contains Hall, Lounge, Kitchen, Bedroom and Bathroom. Recently refurbished. Allocated parking space.

ACCOMMODATION

HALL

Having newly laid blue quarry tiles

LOUNGE 17'5" X 10'10" (5.3m X 3.3m)

Having modern sash window with blinds, central heating radiator, new carpet and cupboard housing VOKERA gas central heating boiler.

KITCHEN 16'7" x 7'3" (5.05m x 2.21m)

Having double glazed window, new range of units comprising laminate working surface with new quartz sink unit inset, Bosch ceramic electric hob with Bosch oven and cupboards and drawers under, larder with built-in fridge and freezer including built in washing machine, central heating radiator and newly laid blue quarry tiles.

REAR BEDROOM 14'2" x 7'10" (4.32m x 2.39m)

Having 2 double glazed windows, central heating radiator and new carpeting.

BATHROOM 7'1" x 6'1" (2.16m x 1.86m) to extremes

White suite of shower cubicle, wash basin and W.C, towel radiator and newly laid blue quarry tiles.

OUTSIDE

1 dedicated parking space.

SERVICES

Mains water, electricity, gas and drainage are installed.

COUNCIL TAX

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

TERMS AND CONDITIONS

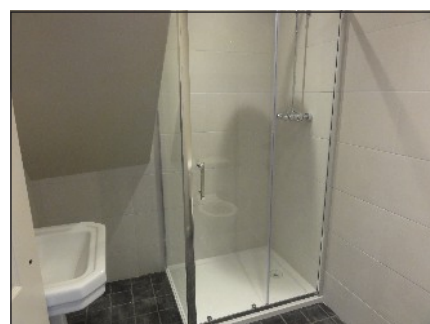
The property is available to rent immediately on a 1 year Shorthold Tenancy.

References will be required and regrettably no smokers will be allowed at the property.

RENT AND BOND

Rent: £650 per calender month in advance exclusive of all outgoings.

Bond: £750 payable on the signing of the agreement



HOLDING DEPOSIT

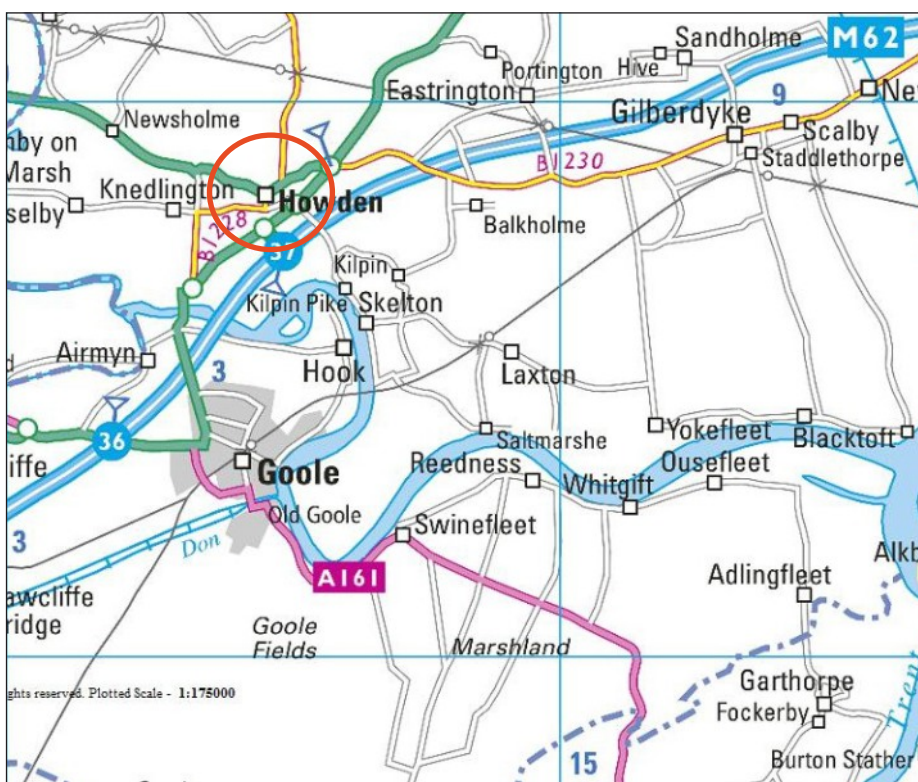
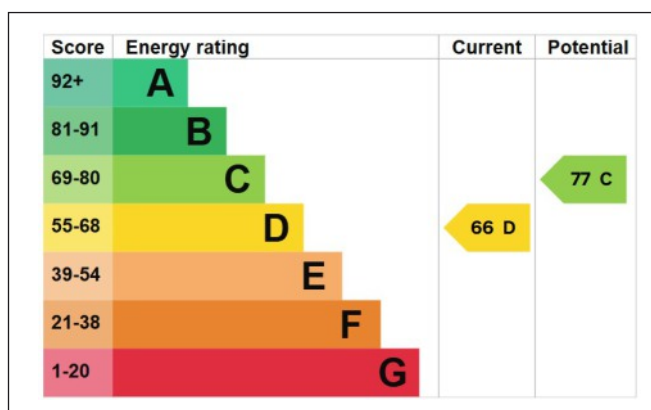
This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the first month's rent on the signing of the Tenancy Agreement. The Holding Deposit in this case is £150. It should be noted that the Holding Deposit will be withheld if any relevant person (including Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provides materially significant false or misleading information, fails to disclose adverse credit history prior to Referencing or fails to sign their Tenancy Agreement within 15 days (or other deadline for Agreement as mutually agreed in writing).

VIEWING

Should you wish to view this property or require any additional information please contact us.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Office and the Energy Efficiency Rating is shown.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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CAC/MFB/HO-25/006
12th June 2025