



6 Hailgate Close
Howden, DN14 7SG

Asking Price Of £272,500

Property Features

- Detached House in quiet cul-de-sac in popular Market Town
- 16' Lounge & 15' Dining Kitchen
- 4 Bedrooms & House Bathroom
- Gas CH, UPVC DG, Garage & hard landscaped Gardens
- Ideally placed for York, Hull, Leeds & J37 of M62

Full Description

SITUATION

From Goole take the A614 to Howden and at the roundabout at the eastern edge of the Town, known as Longs Roundabout, take the first left turn into Hull Road. At the fork in the road bear left into Hailgate and then take the fourth left turn into Hailgate Close where the property will be found on the left handside.

THE PROPERTY

This consists of a Detached House being situated in a quiet cul-de-sac towards the edge of the sought after Minster Town of Howden which is ideally placed for commuting to York, Hull and Leeds, and is within 1 mile of J37 of the M62 allowing easy access to the major Yorkshire Business Centres. The accommodation presently comprises

GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and enclosed staircase to the first floor.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Radiator and part ceramic tiled walls.

LOUNGE 16' 0" x 12' 6" (4.88m x 3.81m)

Radiator.

DINING KITCHEN 15' 6" x 10' 9" (4.72m x 3.28m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for automatic washer. Radiator, part ceramic tiled walls, understairs cupboard and French doors leading to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has cupboard overstairs and airing cupboard housing cylinder are:

FRONT BEDROOM 11' 3" x 8' 9" (3.43m x 2.67m)

Range of built in wardrobes and radiator.

FRONT BEDROOM 8' 0" x 6' 6" (2.44m x 1.98m)

Radiator.

REAR BEDROOM 8' 9" x 7' 9" (2.67m x 2.36m)

Radiator.

REAR BEDROOM 8' 9" x 6' 6" (2.67m x 1.98m)

Radiator.

HOUSE BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Shower overbath with folding side screen. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE

Attached GARAGE with up and over door to front, personal door to rear, power laid on and driveway approach from Hailgate Close.

Hard Landscaped Gardens to front and rear, with patio area to rear. Summerhouse with decked area.

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.

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

COUNCIL TAX

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

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

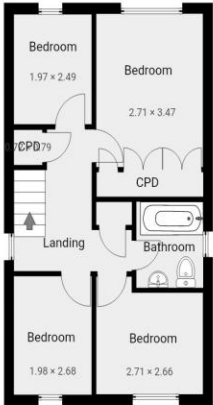
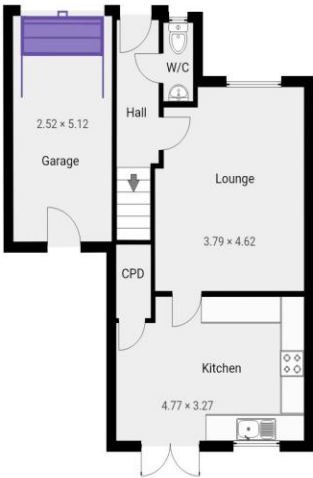
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

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.

FLOOR PLANS

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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