



Flat 3, 46 Bridgegate
Howden, DN14 7AB

RENT £495 pcm

Property Features

- Studio Flat in Converted Period Townhouse
- Living Kitchen with Utility Cupboard
- Double Bedroom, Shower Room, and Gas CH
- Within easy reach of all Market Place Amenities
- Partly furnished and Available Immediately

Full Description

THE PROPERTY

This consists of a Third Floor Studio Flat being on the top floor of a converted Grade II Listed Townhouse which is situated in the heart of the Historic Market Town of Howden and within a gentle walk of all local amenities.

The property is approached from the corner of Bridgegate and Market Place over a flagged footpath, and the refurbished partly furnished accommodation which is ideal for a single person comprises:

GROUND FLOOR

COMMUNAL ENTRANCE HALL

This is situated at the rear of the building and has an impressive spindled staircase leading to:

THIRD FLOOR LANDING

Leading to:

ENTRANCE HALL

Radiator.

LIVING KITCHEN 13' 9" x 13' 3" (4.19m x 4.04m)

Range of units comprising sink unit and base units with worktops having tiled upstands. Built in oven and ceramic hob. Freestanding fridge. Radiator, downlighters, 2 Velux roof lights and access into roof storage space.

UTILITY CUPBOARD

Auto washer and gas central heating boiler.



SHOWER ROOM

White suite comprising shower cubicle, washbasin and low flush WC with concealed cistern. Radiator, ceramic tiled walls and floor.

BEDROOM 14' 6" x 10' 9" (4.42m x 3.28m)

Radiator, downlighters and Velux roof light.

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.

COUNCIL TAX

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

TERMS & CONDITIONS

The property is available to rent immediately on a 12 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: £495 per calendar month payable in advance.

BOND: £570 payable on the signing of the Agreement.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

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 the case is £110.

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

