



46 Hailgate  
Howden, DN14 7SL

**Asking Price Of £199,950**

# Property Features

- Superbly Presented Cottage in Sought after Town
- Lounge & 15' Breakfast Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Small Courtyard Garden to Rear
- Ideally Placed for Hull, York & J37 of M62 Motorway



## Full Description

### SITUATION

From Goole take the A614 to Howden. At the roundabout adjoining the Former Leightons Garage turn left into Howden and at the "T" Junction turn right into Hailgate. The property will be found on the left hand side of Hailgate being clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a superbly presented Cottage being situated close to the centre of the sought after Historic Market Town of Howden and within easy walking distance of all local amenities. The Cities of Hull, York and Leeds are within easy commuting distance and the good sized accommodation which extends over three floors presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator, quarry tiled floor and understairs cupboard.

#### LOUNGE 11' 9" x 10' 3" (3.58m x 3.12m)

Recessed fireplace with electric cast iron effect stove on stone hearth. Built-in Cupboard and shelves to alcove, radiator and enclosed staircase leading to the First Floor.

#### BREAKFAST KITCHEN 15' 0" x 7' 9" (4.57m x 2.36m)

Range of Shaker style units comprising Belfast sink, base units with Oak worktops, wall cupboards and breakfast bar. Range cooker. Integrated dishwasher. Free standing fridge freezer. Radiator and part ceramic tiled walls.



## CLOAKROOM

White suite comprising low flush W.C. and pedestal wash basin.

## REAR LOBBY

Door to rear and cupboard with plumbing for automatic washing machine.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Lounge and opening from the Landing which has a built-in cupboard are:-

### FRONT BEDROOM 11' 9" x 9' 3" (3.58m x 2.82m)

Radiator and built-in cupboard housing gas fired central heating boiler.

### FRONT BEDROOM 9' 0" x 7' 9" (2.74m x 2.36m)

Radiator and built-in cupboard.

## BATHROOM

White suite comprising "P" shaped bath, pedestal wash basin and low flush W.C. Shower over bath with twin shower heads and side screen. Heated towel rail and built-in cupboard.

## SECOND FLOOR

This is approached via the enclosed staircase from the First floor Landing and opens into:-

### MASTER BEDROOM 22' 6" x 12' 3" (6.86m x 3.73m)

Vaulted ceiling and radiator.

## TO THE OUTSIDE

Small Courtyard Garden to rear 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 A, 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.

## 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.

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 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