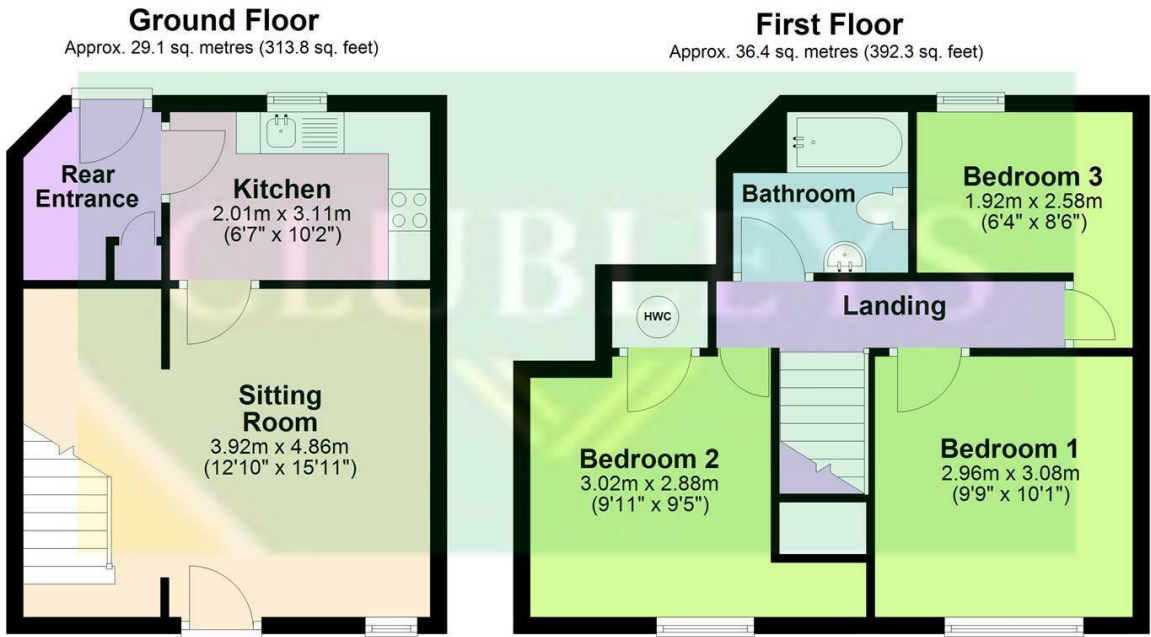




54c, Bridgegate,  
Howden, DN14 7JQ  
£110,000



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

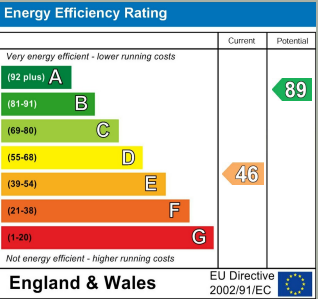
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



No onward chain - Location, location, location! Situated in the heart of Howden, this three-bedroom mid-terrace home offers fantastic potential for first-time buyers, investors, or those looking to enjoy the convenience of a central position. The accommodation comprises a sitting room with stairs to the first floor, a fitted kitchen, and a rear entrance leading out to a yard with gated access and a useful brick store. Upstairs, there are three bedrooms and a bathroom. While the property is in generally good order, it would benefit from some updating, an ideal blank canvas to make your own in an unbeatable location.  
Tenure: Freehold. East Riding of Yorkshire Council BAND: B.



[www.clubleys.com](http://www.clubleys.com)







Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

clubleys.com

THE ACCOMMODATION COMPRISES

SITTING ROOM

3.92 x 4.86 (12'10" x 15'11")  
Front entrance door, wall mounted electric heater, stairs to first floor.

KITCHEN

2.01 x 3.11 (6'7" x 10'2")  
Fitted with a range of wall and base units, work surfaces, single drain stainless steel sink unit, electric oven and hob, plumbing for automatic washing machine, laminate wood flooring.

REAR ENTRANCE

Rear door.

FIRST FLOOR

LANDING

BEDROOM ONE

2.96 x 3.08 (9'8" x 10'1")  
Wall mounted electric heater.

BEDROOM TWO

3.02 x 2.88 (9'10" x 9'5")  
Wall mounted electric heater, airing cupboard housing hot water cylinder.

BEDROOM THREE

1.92 x 2.58 (6'3" x 8'5")  
Wall mounted electric heater.

BATHROOM

Three piece suite comprising panelled bath, low flush W.C., pedestal wash hand basin, tiled splashback.

OUTSIDE

A low-maintenance yard with gated access, along with a useful brick store providing practical outdoor storage.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

