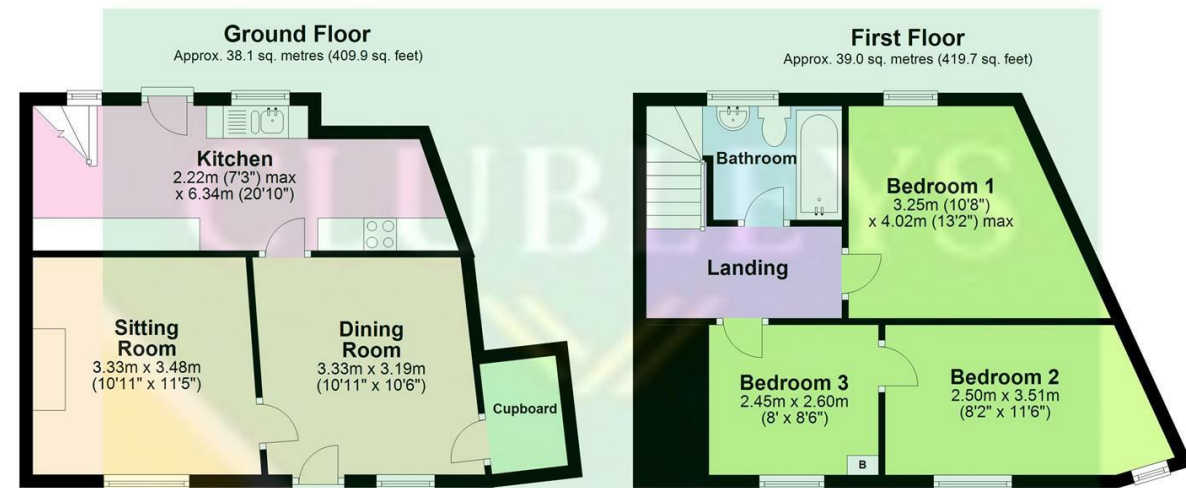


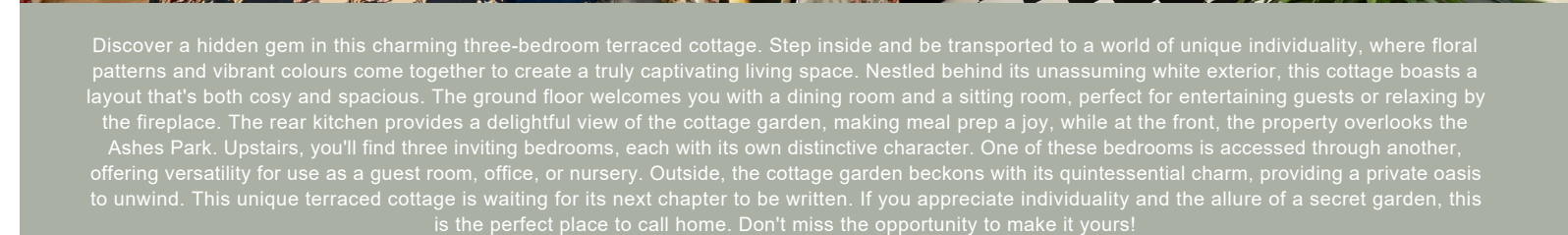


127, Hailgate,
Howden, DN14 7SX
£190,000



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

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.

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 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.



www.clubleys.com



Discover a hidden gem in this charming three-bedroom terraced cottage. Step inside and be transported to a world of unique individuality, where floral patterns and vibrant colours come together to create a truly captivating living space. Nestled behind its unassuming white exterior, this cottage boasts a layout that's both cosy and spacious. The ground floor welcomes you with a dining room and a sitting room, perfect for entertaining guests or relaxing by the fireplace. The rear kitchen provides a delightful view of the cottage garden, making meal prep a joy, while at the front, the property overlooks the Ashes Park. Upstairs, you'll find three inviting bedrooms, each with its own distinctive character. One of these bedrooms is accessed through another, offering versatility for use as a guest room, office, or nursery. Outside, the cottage garden beckons with its quintessential charm, providing a private oasis to unwind. This unique terraced cottage is waiting for its next chapter to be written. If you appreciate individuality and the allure of a secret garden, this is the perfect place to call home. Don't miss the opportunity to make it yours!

Tenure: Freehold. East Riding of Yorkshire Council band: A

THE ACCOMMODATION COMPRISES

No appliances have been tested by the Agent.

DINING ROOM

3.33m x 3.19m (10'11" x 10'5")

Front entrance door, storage cupboard. Ceiling coving, radiator, telephone point.

SITTING ROOM

3.33m x 3.48m (10'11" x 11'5")

Feature fireplace. Ceiling coving, radiator, telephone point.

KITCHEN

2.22m max x 6.34m (7'3" max x 20'9")

Fitted with a range of wall and base units comprising complimentary work surfaces, one and a half bowl stainless steel sink unit. Double electric oven, four ring gas hob, plumbing for automatic washing machine. Stairs to first floor, rear entrance door leading to rear garden, radiator.

FIRST FLOOR ACCOMMODATION**LANDING**

Radiator.

BEDROOM ONE

3.25m x 4.02m max (10'7" x 13'2" max)

Radiator.

BEDROOM TWO

2.50m x 3.51m (8'2" x 11'6")

Accessed via bedroom three. Radiator.

BEDROOM THREE

2.45m x 2.60m (8'0" x 8'6")

Wall mounted gas fired central heating boiler, access to loft space, telephone point, radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC, Wash hand basin set in vanity unit. Radiator, fully tiled walls, tiled flooring.

OUTSIDE

Cottage style garden to the rear. Gate providing access to shed and area for bin storage. To the front of the property is on street parking.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES