



## Apartment 1, Hailgate House Hailgate Howden DN14 7SL

**£45,000**  
**LEASEHOLD**

This one bedroom ground floor flat is situated in the popular Hailgate House development, which is a listed building, within the centre of Howden close to all amenities and access to J37 of the M62. The property has the benefit of gas central heating and a communal parking area. LEASEHOLD. IDEAL FOR AN INVESTOR.

**EPC: D**



- Ground floor apartment
- One bedroom & bathroom
- Gas central heating
- All kitchen appliances included
- Open plan living/kitchen
- Communal parking area
- LEASEHOLD
- IDEAL INVESTMENT

### Description

The apartment has the benefit of gas central heating and comprises;

#### LIVING/KITCHEN AREA

Entrance directly into, open plan living kitchen area. Timber effect flooring. Range of fitted base and wall units. Integrated cooker, hob and dishwasher and a freestanding fridge. Wall mounted gas boiler.

#### Bedroom One

Carpet. One central heating radiator.

#### Bathroom

White suite comprising bath with shower over, pedestal wash hand basin and a low flush w.c. Ceramic tiled floor. Chrome heated towel rail.

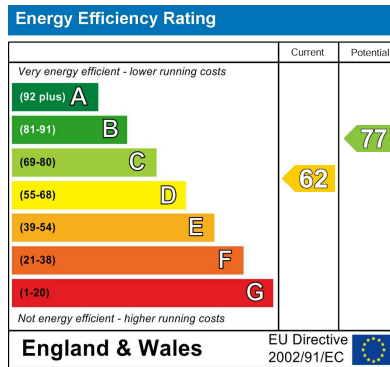
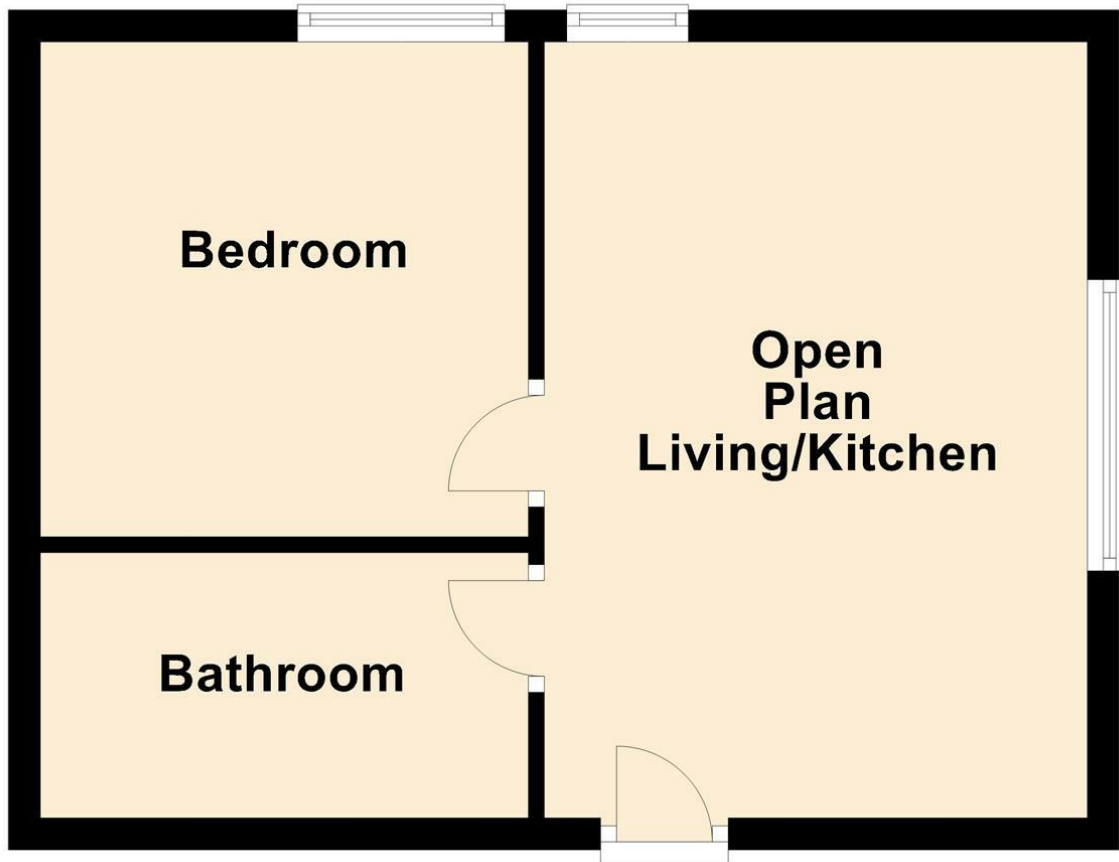
#### Leasehold Information

There are 105 years remaining on the lease, the ground rent is £442.84pa and service charge £1872.00pa.





# Ground Floor



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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