



Apartment 1, Hailgate House Hailgate Auction Guide £35,000

Howden DN14 7SL

LEASEHOLD

'BY PUBLIC AUCTION'. Auction to be held on the 17th June 2025 at 7pm at The Masonic Lodge, Selby Road, Howden. 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

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.

General Remarks

Tenure & Possession

It is understood that the tenure of the property is leasehold and the property is being offered for sale with vacant possession. We have not inspected the deeds and have had to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the property.

• Method of Sale

The property is to be offered for sale by Public Auction. The auction is to be held at St Cuthberts Masonic Lodge, Selby Road, Howden, East Yorkshire, DN14 7JW on Tuesday 17th June 2025 at 7pm.

Our client reserves the right not to accept the highest or indeed any bid made in this respect.

AUCTION FEES

The purchasers will pay to the vendors solicitors a fee of 1.25% + VAT of the purchase price (subject to minimum of £750 + VAT) plus the costs of the searches, LR disbursements and the costs incurred in connection with obtaining a leasehold information pack and/or ground rent statement.

Vendors Solicitors;

Mr Anthony Bloom

Richard Pearlman LLP

Patman House,

23 - 27 Electric Parade

George Lane

London, E18 2LS

ahb@rpandco.com

Buyers Premium

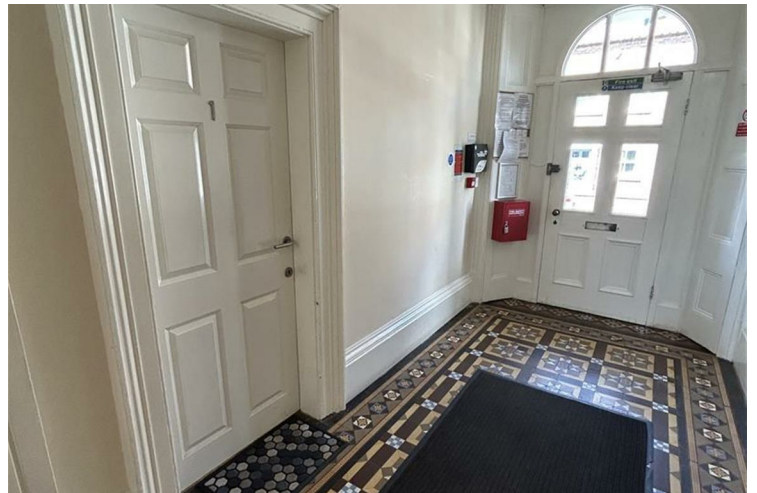
There will be a buyers premium of £1,000 (plus vat) payable upon exchange of contracts.

Administration Fees

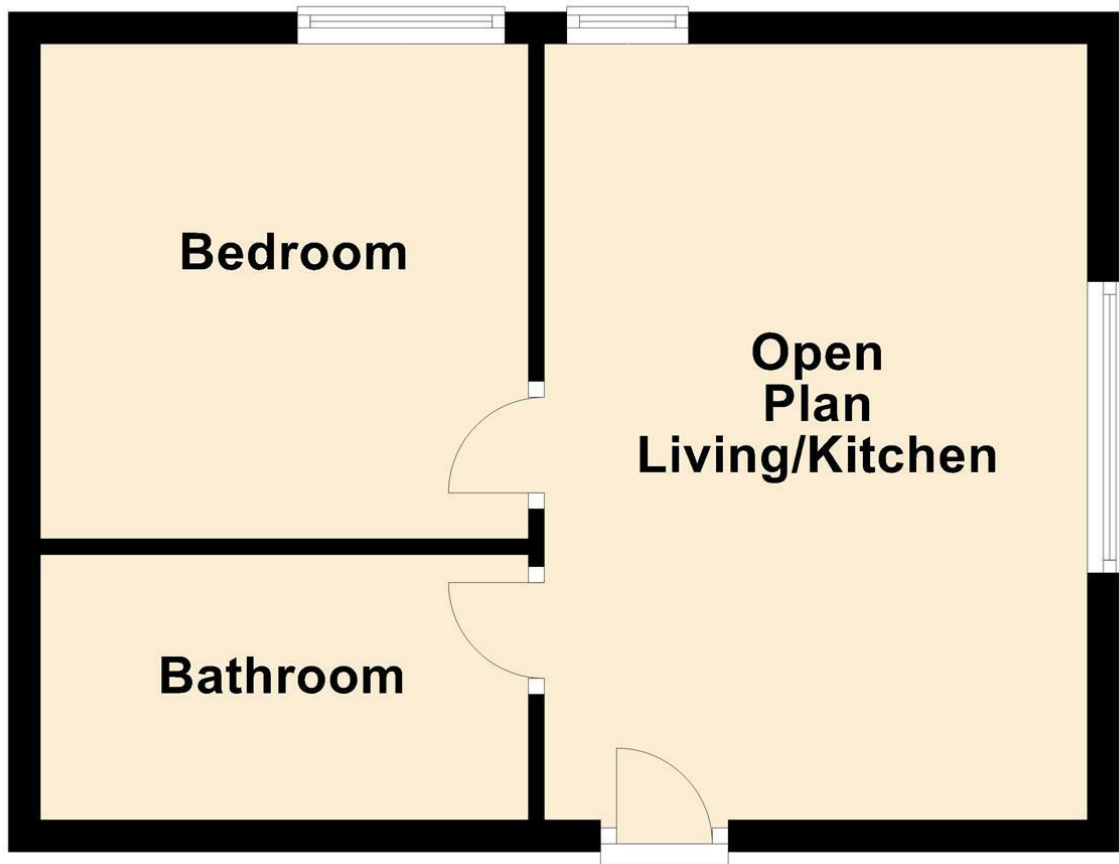


- Open plan living/kitchen • Communal parking area • LEASEHOLD • IDEAL INVESTMENT, VACANT POSSESSION • FOR SALE BY AUCTION • AUCTION TO BE HELD ON THE 17TH JUNE 2025 AT 7PM

There will be an administration fee payable upon exchange of contracts in the sum of £500.00 (plus vat)



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		EU Directive 2002/91/EC

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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