



Apartment 3, Hailgate Mews Hailgate Auction Guide £50,000 DN14 7GR

LEASEHOLD

'BY PUBLIC AUCTION'. Auction to be held on the 17th June 2025 at 7pm at The Masonic Hall, Selby Road, Howden. We are pleased to welcome to the market this ground floor two bedroom flat situated on the Hailgate Mews development within the centre of Howden. The property has benefit of electric heating and double glazing. To the outside there is a shared communal parking area.

THIS PROPERTY IS BEING OFFERED FOR SALE WITH A SITTING TENANT. LEASEHOLD.

EPC: D



- Ground floor flat • 2 bedrooms • Electric heating • Open plan living/kitchen area • Communal parking area

Entrance Lobby

Kitchen/Sitting Room

A range of fitted units in white, with laminate work tops and tiled work surround. There units incorporate a circular stainless steel sink, four ring electric hob with an under counter electric oven and extractor fan above. Inset ceiling lights. One electric radiator. Double doors to outside.

Bathroom

White suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush W.C and a chrome heated towel rail.

Bedroom One

To the front elevation. Electric radiator.

Bedroom Two

To the rear elevation. One electric radiator.

OUTSIDE

Communal parking area and communal garden space. The parking are is for permit holders only.

LEASEHOLD INFORMATION

109 YEARS REMANINING ON A 125 YEAR LEASE
ANNUAL GROUND RENT £442.84
ANNUAL SERVICE CHARGE £1,872
CURRENT TENANT PAYS £530 PCM

General Remarks

Tenure & Possession

It is understood that the tenure of the property is leasehold and the property is being offered for sale without 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



- Tenant in occupation • Ideal for investors • LEASEHOLD • FOR SALE BY PUBLIC AUCTION • AUCTION TO BE HELD ON THE 17TH JUNE 2025 AT 7PM

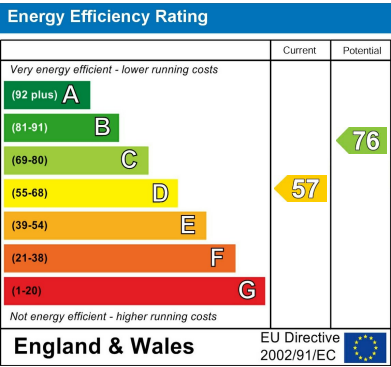
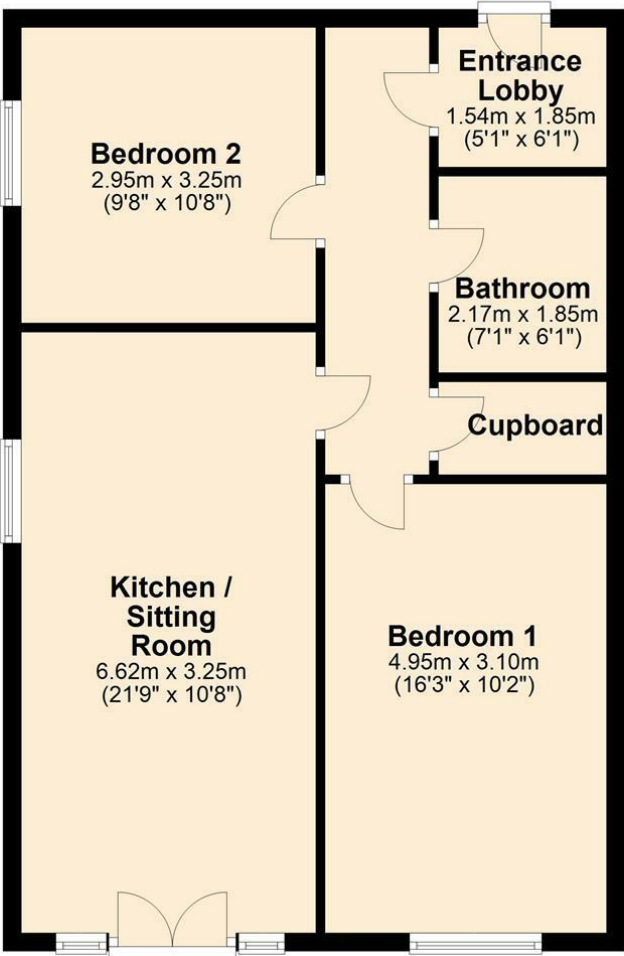
Buyers Premium

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

Administration Fees

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

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

Howden Office Sales
 25 Bridgegate
 Howden
 East Yorkshire
 DN14 7AA

01430 431201
 howden@screetons.co.uk
 www.screetons.co.uk

