

FLAT 2, 78 HAILGATE, HOWDEN, DN14 7ST TO LET - £750 PCM



- Self-Contained First Floor Flat
- Private Entrance, Living Room & Kitchen
- Bathroom & 2 Bedrooms
- Allocated Parking Space
- Central Howden Location

Agents

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GENERAL REMARKS AND STIPULATIONS

SITUATION

This flat is situated with pedestrian access off Hailgate.

DESCRIPTION

The flat comprises a self-contained first floor flat with its own private access off Hailgate and is within a block of similar flats and contains Entrance Lobby, Hall, Staircase & Landing, Living Room, Kitchen, 2 Bedrooms and Bathroom. Allocated parking space.

ACCOMMODATION

ENTRANCE LOBBY **7'3" x 3'7" (2.21m x 1.09m)**

HALL **13'6" x 7'0" (4.11m x 2.13m) to extremes**

Having original tiled roof and central heating radiator.

STAIRCASE AND LANDING

Having banistered staircase leading to Landing with central heating radiator and carpeting.

LIVING ROOM **14'7" x 10'4" (4.44m x 3.15m)**

Having central heating radiator and carpeting.

KITCHEN **9'3" x 6'3" (2.82m x 1.91m)**

Having range of units comprising stainless steel sink set in laminated working surface with cupboards and appliance space under and built in ceramic hob and Lamona electric oven with grill, central heating radiator and cushion floor covering.

FRONT BEDROOM **14'6" x 7'7" (4.42m x 2.31m)**

Having central heating radiator and carpeting.

2ND REAR BEDROOM **12'6" x 6'1" (3.81 x 1.85m)**

Having airing cupboard housing Glow-Worm gas central heating boiler, central heating radiator and carpeting.

BATHROOM **7'0" x 5'8" (2.13m x 1.73m)**

Having tiled walls and white suite of panelled bath and mixer tap shower, pedestal wash basin and W.C. Central heating radiator and cushion floor covering.

OUTSIDE

1 dedicated parking space.

SERVICES

Mains water, electricity, gas and drainage are installed.

COUNCIL TAX

It is understood that the property is in Council Tax Band 'A' which is payable to East Riding of Yorkshire Council.

TERMS AND CONDITIONS

The property is available to rent immediately on a 1 year Shorthold Tenancy.

References will be required and regrettably no smokers will be allowed at the property.



RENT AND BOND

Rent: £750 per calendar month in advance exclusive of all outgoing.

Bond: £865 payable on the signing of the agreement

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the first month's rent on the signing of the Tenancy Agreement. The Holding Deposit in this case is £150. It should be noted that the Holding Deposit will be withheld if any relevant person (including Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provides materially significant false or misleading information, fails to disclose adverse credit history prior to Referencing or fails to sign their Tenancy Agreement within 15 days (or other deadline for Agreement as mutually agreed in writing)

VIEWING

Should you wish to view this property or require any additional information please contact us.

ENERGY PERFORMANCE GRAPH

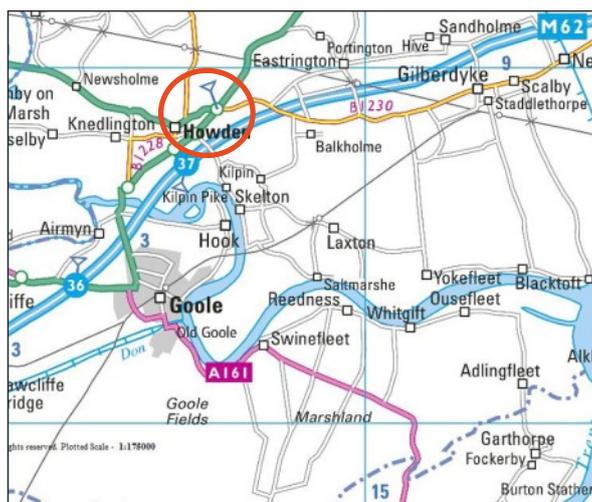
An Energy Performance Certificate is available to view at the Agent's Office and the Energy Efficiency Rating is shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



Important Notice

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CAC/MFB/HO-26/018
18th March 2026