

27 Hailgate

Howden DN14 7SL

£415,000

FREEHOLD

A rare and exciting opportunity has arisen to acquire this beautifully restored, Edwardian, semi-detached property dating back to 1906 and situated within the heart of Howden town centre. The property has been renovated sympathetically by the current owners and boasts a wealth of character throughout, from the stained glass windows, plaster mouldings, original staircase and impressive Edwardian fireplace this property really has been thoughtfully finished to retain as much charm as possible. Internally the property boasts a spacious entrance hall, downstairs w.c. kitchen and three reception rooms to the ground floor, two double bedrooms and family bathroom to the first floor and a master bedroom with dressing area and en-suite to the second floor. Externally there is a substantial, south facing, rear garden extending to approx 50m together with a fantastic summerhouse, which could be utilised for a variety of uses. In addition, to the front there is off street parking and oak framed workshop. This really is a must view property for anyone looking for a characterful family property in this popular town.





• Beautifully restored Edwardian semi-detached property • Full of character and charm throughout • Delightful entrance hall with feature stained glass windows

Potrico

Steps leading up to front arched entrance portico with original Edwardian tiled floor. Timber entrance door with feaure stained glass panels.

Reception Hall

6'7" x 21'3"

Panelled walls to half height. Period turned, open spindle stairway with decorative mouldings, leading to front first floor. Understairs roller drawer created for storage. One central heating radiator with custom made, period style radiator cover, complete with matching skirting. Original Edwardian tiled floor. Decorative ceiling mouldings.

Cloakroom

4'6" x 2'5"

White corner vanity wash hand basin with cupboard below. and a low flush w.c. Black heated towel rail. Timber cladding to half height. Tiled Floor.

Lounge

13'5" x 13'7"

Reclaimed Edwardian tall fire place with mirror above and tiled hearth with brass fender, housing a multifuel burning stove. Bay window. Picture rail. One central heating radiator with decorative radiator cover. Original exposed Floorboards.

Sitting Room

10'6" x 12'1"

Half bay with feature stained glass windows and door leading out to the rear garden. Original fitted cupboards to the alcoves. Timber fire surround with exposed brick inset and tiled hearth housing a multi fuel burning stove. Decorative ceiling mouldings. Period cast radiator. Herringbone luxury vinyl tiled Flooring.

Kitchen

6'9" x 13'4"

Range of fitted base and wall units finished in cream with laminate work tops and tiled wall surrounds. One and a half bowl composite sink with mixer tap. Black chimney style extractor fan. Tiled flooring.

Integrated fridge. Open aspect into dining/family room.

Dining/Family Room

9'9" x 19' (max size)

Walls panelled to three quarter height. Two sets of patio doors leading out to the garden. Decorative coving. One vertical radiator. Luxury vinyl tiled flooring.





• Lounge with Edwardian fireplace, multi fuel stove and bay window to the front • Rear sitting room with multi fuel stove • Kitchen opening into a family/dining room with doors leading out to the rear gardens

Landing

Feature stained glass window. Decorative ceiling mouldings. Stairway leading to the second floor with understairs storage cupboard.

Bedroom Two

12'6" x 13'5"

To the front elevation. Reclaimed Edwardian cast fireplace and hearth. Custom built fitted wardrobes. Picture rail. Decorative ceiling mouldings. Window shutters to bottom sash. Period cast radiator.

Bedroom Three

10'7" x 12'6"

To the rear elevation. Custom built double fitted wardrobe and airing cupboard housing the gas boiler. Picture rail. One period cast radiator.

Bathroom

6'2" x 9'2"

White suite with fully tiled corner shower cubicle with rainfall shower head and separate handheld attachment. Roll top bath with mixer tap and shower head. Twin circular wash basins on marble top wash stand. High flush w.c. Panelled walls. Gothic style window with shutters to the bottom sash. Inset ceiling lights. Herringbone style luxury vinyl tiled flooring.

Second floor Landing/Dressing Area

5'9" x 6'2"

Fitted dressing table. Double fitted cupboard which also provides access to eves storage. Velux roof window. Painted floor boards.

Master Bedroom

10'6" x14'5" + 5'3" x 5'1" (walk in bay area)

To the front elevation. Range of fitted wardrobes. Velux roof window. Walk in window area with gothic style window with shutters to bottom sash. One cast radiator. Painted timber flooring.

En-suite

6' x 4'2"

White suite with fully tiled shower cubicle. Pedestal hand wash basin and a low flush w.c. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Extractor Fan. Inset ceiling lights.

Summer House and Storage Shed

13'6" x 9'4" plus 5'9" x 9'8"

An impressive summerhouse constructed of 44mm





• Two double bedrooms and bathroom to fist floor • Master bedroom with dressing area and en-suite • Substantial south facing rear garden with summerhouse • Garage and driveway. Viewing highly reccommended

interlocking timber cladding with bi fold entrance doors and composite decked surround. Internally there are a range of fitted base units in navy with laminate work top and an integrated fridge. Luxury vinyl tiled flooring. Inset ceiling lights. Ceiling has inbuilt speakers and surround hi-fi system with Bluetooth connectivity. TV points and wifi.

Adjoining the summerhouse is a timber storage shed with power and lighting.

The summerhouse offers huge scope for a variety of uses.

Workshop

18'7" x 7'5"

Oak framed workshop with Cedar wood cladding and a reclaimed slate roof. Double timber entrance doors. The loft is boarded out, has lighting and a trapdoor & loft ladder access.

Outside

To the rear of the property is a substantial, south facing, garden wwhich is predominately laid to lawn. Raised paved patio area and additional composite patio area. Small timber wood store.

To the front of the property there is a block paved driveway providing off-street parking and access to the garage, together with walkway to front entrance.







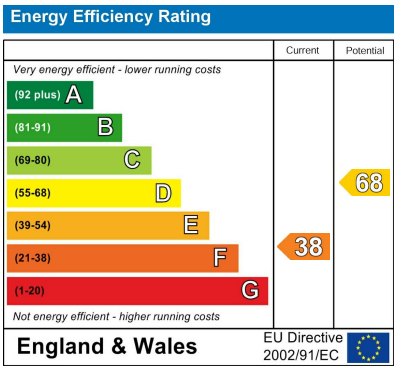


Additional Information

Local Authority - EROY
Council Tax - Band C
Viewings - By Appointment Only
Tenure - Freehold







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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