

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

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
Tel: 01430 331333
Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk

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 on a Assured Periodic Tenancy.
References will be required and regrettably no smokers will be allowed at the property.

RENT AND BOND
Rent: £750 per calender month exclusive of all outgoings.
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 deposit on the signing of the Tenancy Agreement.

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)

The Holding Deposit in this case is £170.

VIEWING

Should you wish to view this property or require any additional information please contact us on 01430 331333.

ENERGY PERFORMANCE GRAPH

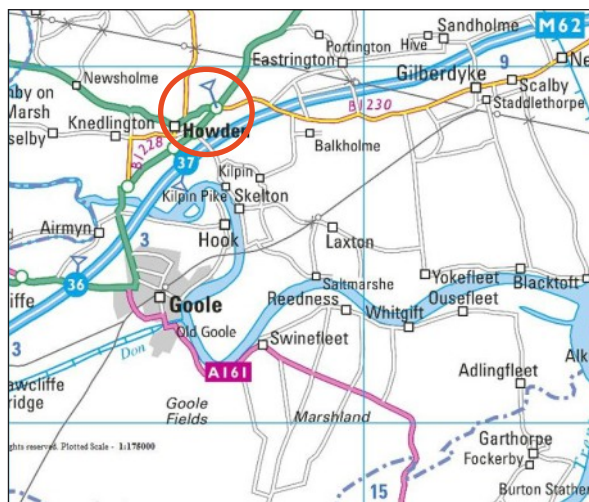
An Energy Performance Certificate is available to view at the Agent's Office and the Energy Efficiency Rating is shown.

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

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.