



120 Hailgate Howden DN14 7SZ

Reduced £179,950

FREEHOLD

***REDUCED PRICE* CHAIN FREE** We are pleased to welcome to the market this immaculately presented mews property, measuring at approximately 734 sq ft, and is immaculately presented throughout. The property is located in the heart of the sought-after market town of Howden. Howden offers plentiful amenities that include Schools, shops, doctors and a dentist. Internally the property comprises of an entrance hallway and an open plan kitchen / dining / sitting area to the ground floor and a useful utility. To the first floor there is a modern house bathroom and two spacious double bedrooms, with one having benefit of an-ensuite. This property is being offered for sale with no onward chain. We would recommend an internal viewing of this property to fully appreciate the quality of the fixtures and spacious living accommodation this property has to offer.

EPC: C



- CHAIN FREE PROPERTY Located in the sought-after market town of Howden
- Open plan kitchen / dining / sitting room
- Ground floor utility
- Two spacious double bedrooms
- A house bathroom and an en-suite to the master bedroom
- Useful outside bin store

Entrance Hall

A welcoming entrance hall with timber effect laminate flooring, the stairway to the first floor and a useful understairs storage cupboard.

Kitchen / Sitting Room

An open plan kitchen / sitting room with two central heating radiators and ceiling spotlights. The kitchen area also benefits from base and wall units finished in grey with laminate work tops and upstand, there are also a variety of integrated appliances including a fridge / freezer, under counter oven with a four ring gas hob above and a stainless steel extractor fan, composite double drainer sink and a dishwasher. There is also a useful side access door.

Utility

A useful utility area with laminate counter top and the necessary space for a washing machine. There is also one central heating radiator.

Bedroom One

Located to the front elevation, a spacious double bedroom with one central heating radiator and loft access.

En-suite

A contemporary en-suite with ceramic tile flooring, half tiled walls and comprises of a corner shower unit with mains shower connection and rainfall head, W.C, wash hand basin, chrome heated towel rail and ceiling spotlights.

Bedroom Two

A well-proportioned double bedroom located to the rear elevation with one central heating radiator and loft access.

House Bathroom

A modern house bathroom that comprises of a W.C with a concealed cistern, hand wash basin with useful storage underneath, panelled bath with shower over and a mains rainfall shower head, ceiling spotlights, extractor fan and laminate floor.

Outside

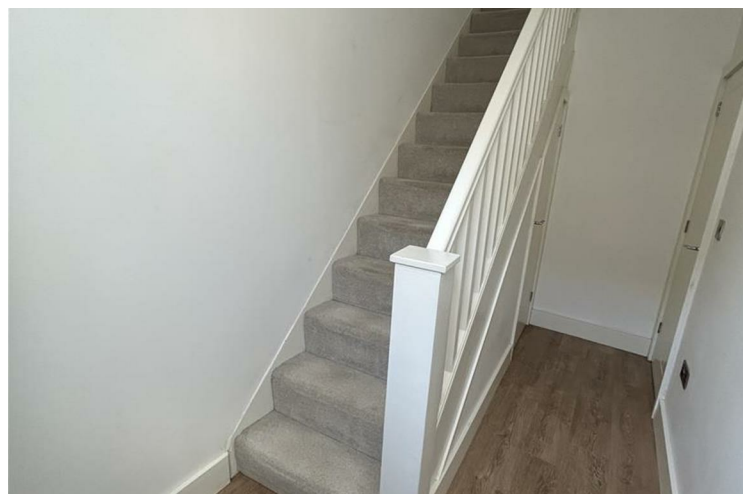
Outside the property benefits from a useful bin store. Please note there is no designated outdoor area with this property.

An internal inspection is highly recommended to fully appreciate the accommodation this property has to offer.

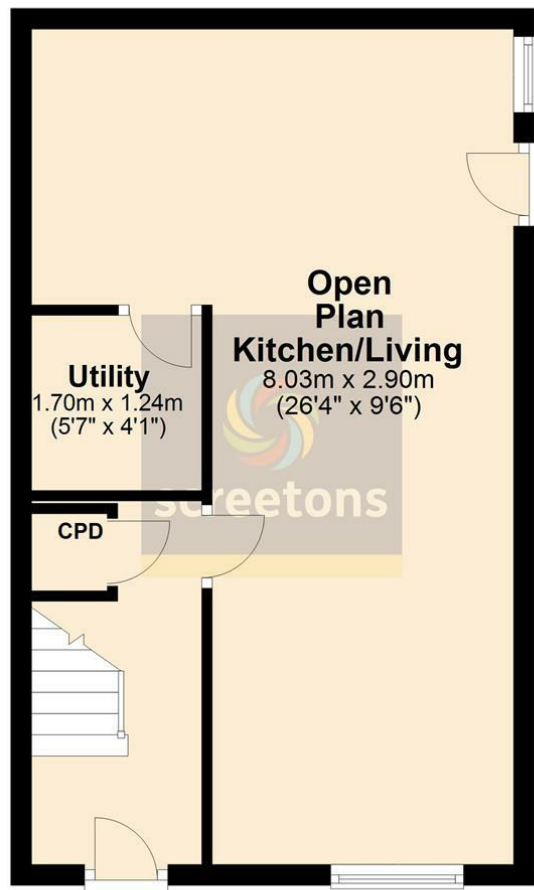
This property extends to approximately 734 sq ft.



- Immaculately presented
- No onward chain
- Ideal for first time buyers or investors
- Measuring at approximately 734 sq ft



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		
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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