



52 Hailgate Howden DN14 7SL

Reduced £197,500
FREEHOLD

A rare and exciting opportunity to acquire this period townhouse that was built circa 1900 and has not been on the market for over 70 years. The property is situated within the sought-after market town of Howden which offers a variety of local amenities including individual shops, cafes, bars, beauticians, nursery and Schools from infants to High School. The property is in need of full renovation, however it retains many period features, including the original doors, water pump, sash windows and original fireplaces. Internally the property offers spacious living accommodation with the ground floor comprising of a welcoming and spacious hallway, three sizeable reception rooms and a kitchen with a separate pantry. To the first floor there is a beautiful staircase that leads to a split landing. Leading on from here there are two large bedrooms to the front elevation and two further bedrooms to the rear alongside the house bathroom and separate W.C. To the outside the property benefits from a fully enclosed rear courtyard with access to two useful outside storage buildings. Leading on from the courtyard there is a rear walled garden that is predominately laid to lawn. An internal viewing is highly recommended to fully appreciate the fantastic potential that this property has to offer.

EPC: G



- A period townhouse built circa 1900
- Requiring full renovation however many period features remain
- Offering substantial living accommodation

Entrance Hall

A spacious entrance hall with beautiful high ceilings, original front door and fanlight. Turned open spindle stair way to the first floor and an understairs storage cupboard.

Reception Room One

A spacious reception room that is located to the front elevation of the property and benefits from a decorative feature fire surround and a large bay window.

Reception Room Two

A spacious secondary reception room with a feature fire surround having an open grate. French doors with an original stained glass fanlight provides access to the rear courtyard.

Reception Room Three

A third and final spacious reception room, with a feature open fireplace with surround, large and useful fitted storage cupboards and a side access door (boarded over and not currently in use).

Kitchen

Located to the rear elevation of the property. Original quarry tiled floor, base units with laminate work tops, a stainless steel sink and an original water pump. There are also some useful large integrated cupboards and a side access door to the courtyard.

Pantry

A sizeable and useful pantry accessed from the kitchen and benefits from red quarry tiles and shelving units.

Landing

A split level first floor landing that provides access to both the front and rear bedrooms.

Bedroom One

A spacious and bright large bedroom located to the front elevation of the property and benefits from an original fireplace.

Bedroom Two

A well proportioned double bedroom located to the side elevation of the property that also benefits from an original fireplace.

Secondary Hallway

Providing access to the house bathroom, W.C and two further bedrooms and includes a wall mounted gas boiler and a useful airing cupboard.

W.C

Comprises of a W.C.

Bathroom

A spacious family bathroom comprising of a hand wash basin and a panelled bath with tiled surround. Shelved airing cupboard.

Bedroom Three

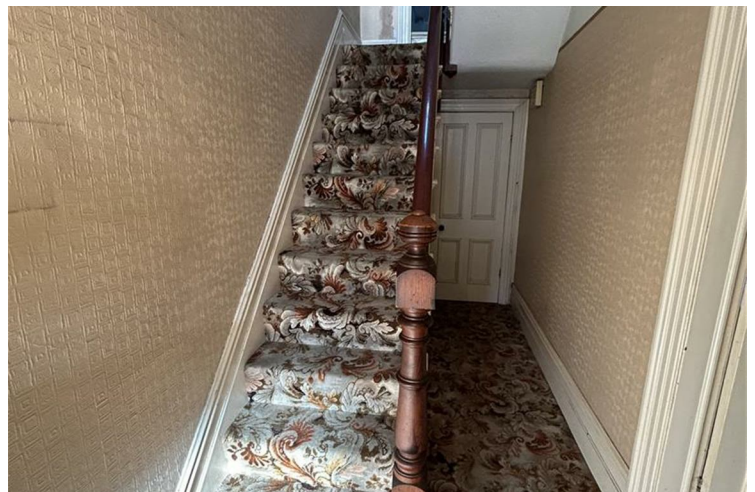
A spacious third bedroom that is located to the rear elevation of the property.

Bedroom Four

Accessed from bedroom three.

Outside

To the front elevation the property is set back from the main road with a small walled garden and access gate. To the rear there is a spacious courtyard area with a side access gate into a shared passageway. There are also two useful outbuildings (measurements below) and a lean to 'potting shed'. Following on from the courtyard there is a private fully enclosed and walled garden that is predominately laid to lawn but includes a concrete path, mature shrubs, trees and a greenhouse.



- Three reception rooms
- Kitchen with a sizeable pantry
- Four bedrooms
- A house bathroom and separate W.C
- Two useful outbuildings accessed from a rear courtyard
- Walled rear garden
- Internal viewing recommended

Outbuilding One

Outbuilding Two

An internal inspection is recommended to fully appreciate the potential that this property has to offer. Please contact Screechons Howden (01430 431201) to arrange a viewing of this unique property.

**** PLEASE NOTE THERE IS NO CENTRAL HEATING IN THIS PROPERTY
HOWEVER ALL MAINS SERVICES ARE CONNECTED ****





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G	1	
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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