

# linkagency



9, St Helens Mews, Howden, East Yorkshire, DN14 7GZ  
£125,500



- Located in the centre of Howden
- Bathroom and en suite
- Communal courtyard area
- 200 metres from the historic Minster
- Longstanding tenant with impeccable record of rental payment
- Allocated parking space
- French doors
- Close to shops, cafes, the market square and Ashes playing fields
- Open countryside close by



## Description

Currently with sitting tenant. ROI: 6.5 +% Ground floor apartment located on this popular development in the centre of Howden. Allocated parking. Security alarm system. Ensuite to the master bedroom. Fully tiled bathroom with overbath shower. Stylish open plan L- shaped living area incorporating living room, dining room and kitchen with integrated oven, gas hob, fridge freezer and washing machine. Close to local amenities with easy access to M62 for commuting to Leeds and Hull, and close to the A19 for York.



**Approximate Gross Internal Floor Area = 69.3 sq m / 747 sq ft**

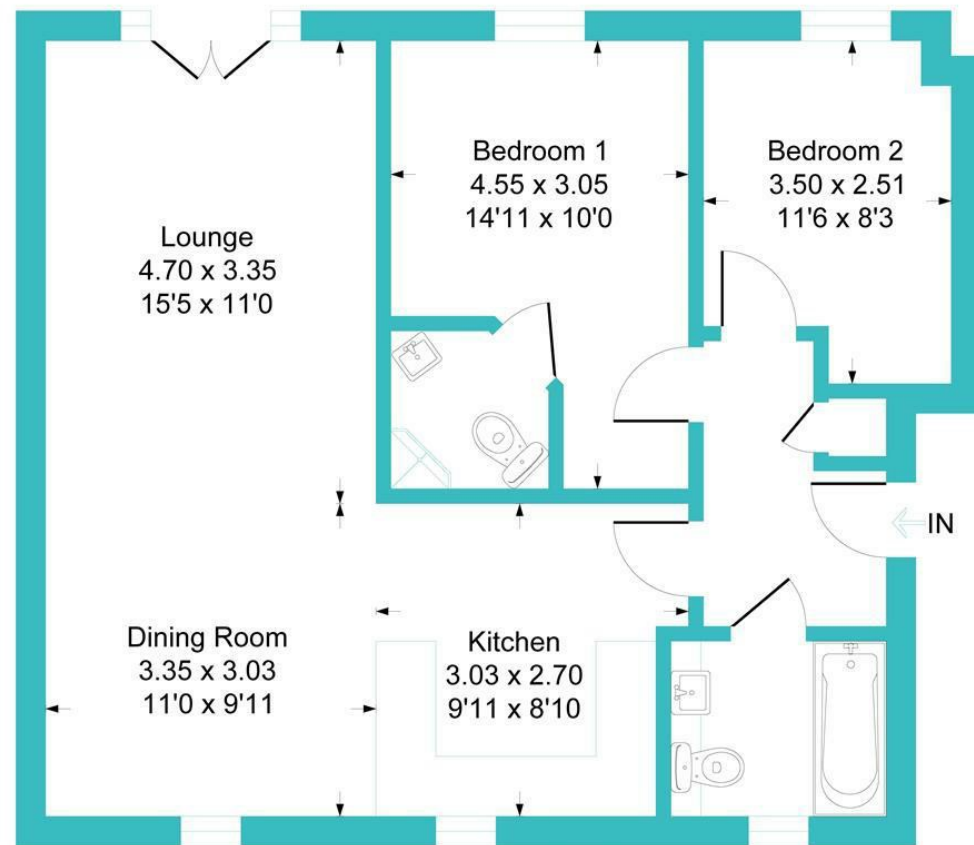




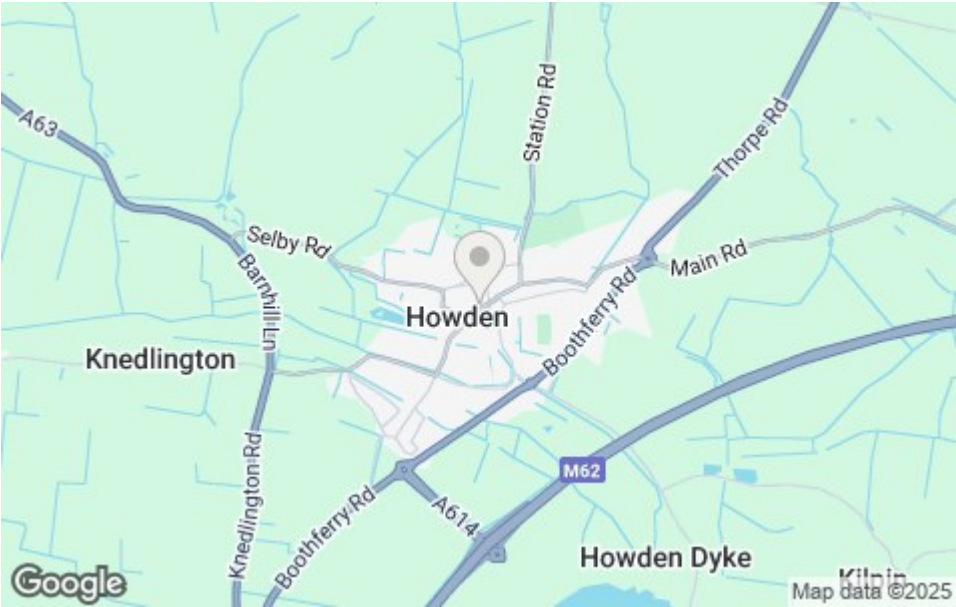
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: C

Tenure: Leasehold

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Viewing  
Please contact our office on 01405 768401 to arrange an appointment.

or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

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The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a conduct. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.