



linkagency

Bridgeway, Howden, East Yorkshire, DN14 7AE  
£710 PCM







# 17b Bridgegate

DN14 7AE, East Yorkshire

- Modern cottage style home
- Downstairs bathroom
- Beamed ceilings
- Perfect for a single professional/couple
- Kitchen with white goods
- Central market town location

Situated in the centre of Howden is this superb one bedroom cottage style home. The property is within easy walking distance of all local amenities the town has to offer, including various independent shops, cafes, restaurants and bars. Located within a courtyard of similar properties, this home is ideal for a single professional or couple.

The property briefly comprises;

Entrance into the lounge with tall beamed ceilings and double French doors. Open access to a spacious open-plan kitchen with breakfast bar, range cooker/hob, extractor hood, dishwasher, under-counter fridge freezer and washing machine included. Downstairs bathroom with walk-in shower enclosure. Stairs lead to a double bedroom, which takes up the entirety of the first floor.

Permit parking is available nearby.

A holding deposit of £163.00 is payable on application.



## Location and EPC Graph



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>88</b> |
| (69-80) <b>C</b>                            | <b>71</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





## Extra Info

Council tax band: A

To arrange a viewing please register your interest on our website via the tenancy application.

For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)

## Floorplan

Floorplan  
Unavailable

