



**102 Hailgate
Howden DN14 7SZ**

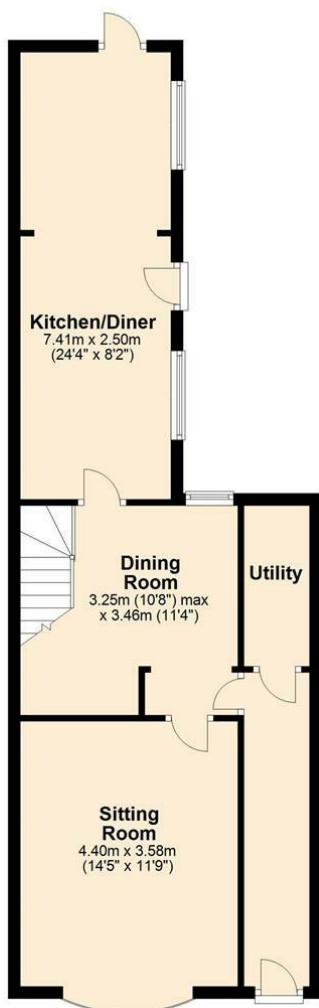
**£235,000
FREEHOLD**

We are pleased to welcome to the market this recently renovated, three bedroom property located in the sought-after market town of Howden. The property is Grade II listed and benefits from a wealth of period features including ceiling beams and fireplaces. Internally the property comprises of an entrance hallway that leads to a downstairs W.C / utility area, there are also two reception rooms. The front reception room is currently set up as a sitting room and the rear a dining area. To the rear of the property there is a spacious kitchen / diner. To the first floor there is an extremely spacious master bedroom located to the front elevation and a single bedroom to the rear, alongside a modern house bathroom. To the second floor there is a third large bedroom. Outside, the property has the benefit of a fully enclosed rear garden that is predominately paved but also has a stoned area and a rear access gate. An internal viewing is highly recommended to fully appreciate the spacious living accommodation that this property has to offer.

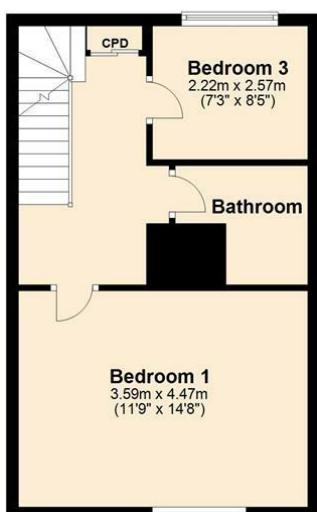
EPC: E



Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|--|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (55-68) | D | |
| (39-54) | E | 49 |
| (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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