



## 52 BRIDGEGATE

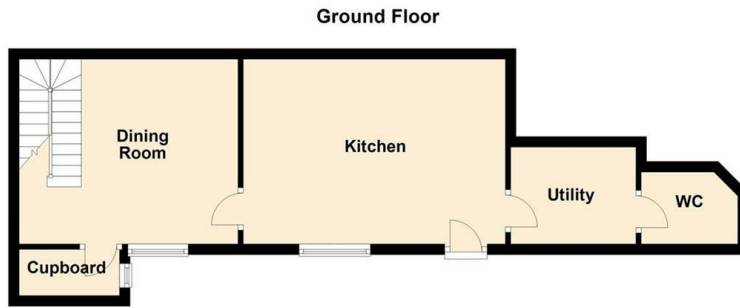
HOWDEN, DN14 7JQ

£249,950  
FREEHOLD

**\*NEW PRICE\*** A fantastic opportunity to acquire this unique Georgian property which dates back nearly 200 years and is situated in the heart of Howden. The property benefits from a private and enclosed rear courtyard and briefly comprises of a modern kitchen with a separate dining room, utility and w/c. To the first floor there are two sizeable bedrooms, a house bathroom and living room. Finally to the second floor there is a further bedroom and bathroom. We would therefore recommend an internal inspection to see what this property truly has to offer.

**EPC: F**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Howden Office Sales  
25 Bridgegate  
Howden  
East Yorkshire  
DN14 7AA

01430 431201  
howden@screetons.co.uk  
www.screetons.co.uk

