



**100 Hailgate
Howden DN14 7SZ**

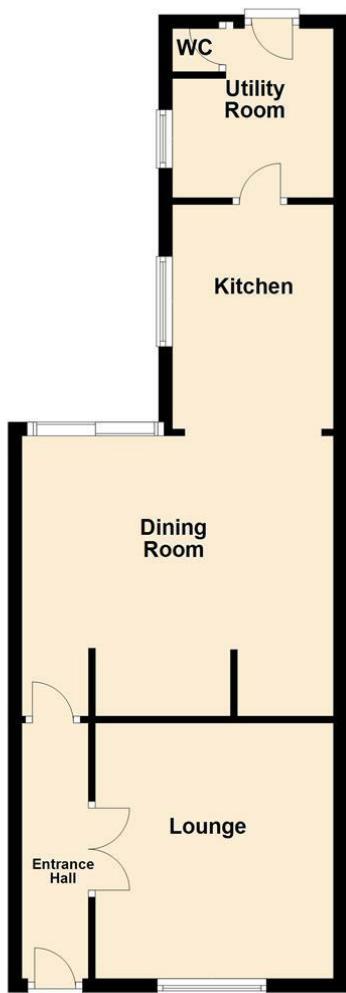
**£245,000
FREEHOLD**

We are pleased to welcome to the market this immaculately presented and thoughtfully renovated four bedroom period townhouse and is located within the heart of the sought-after and historic market town of Howden. The property is Grade II listed and boasts a wealth of period features including feature fireplaces and ceiling beams. Internally the property offers spacious living accommodation that comprises of an entrance hall that provides access to a front sitting room and a rear dining room. The rear dining room is then open plan into the kitchen with leads onto a utility area and useful downstairs cloakroom To the first floor there are three spacious double bedrooms and a modern house bathroom. Finally, to the second floor there is a master suite with an open plan bathroom area. Outside the property benefits from a rear courtyard with a side personnel gate. An internal inspection is recommended to fully appreciate the high quality of finish and space that this charming 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		79
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(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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