



90 Hailgate

Howden DN14 7SZ

£275,000

FREEHOLD

A UNIQUE INVESTMENT OPPORTUNITY OF 3 INDIVIDUAL APARTMENTS IN THE CENTRE OF HOWDEN TOTAL ANNUAL INCOME £19,740.

90 Hailgate is a period property, which has been converted into 3 apartments and is located in the heart of the town centre, within easy walking distance of all amenities and just 100 yards from the entrance to The Ashes Park. The property offers a two bedroom ground floor apartment with its own private entrance and small rear yard, a 3 bedroom first floor apartment with a balcony and a 1 bedroom second floor apartment. Parking area to the rear of the property for each apartment. All the apartments are currently occupied, generating a total rental income of circa £1645pcm (£19,740 PA), resulting in a gross yield of approximately 7%. This is an excellent opportunity for anyone looking to extend their property portfolio.

EPC: C



• UNIQUE INVESTMENT OPPORTUNITY • Town centre property • Three apartments with parking to rear • Apartment 1 - 2 bedroom ground floor apartment with rear yard • Apartment 2 - 3 bedroom first floor apartment with balcony • Apartment 3 - 1 bedroom second floor apartment

Description

All apartments are in a good condition, neutrally decorated throughout with modern kitchens and bathrooms. There is a parking space for each apartment to the rear.

Door entry system for apartments 2 & 3. Gas central heating. The apartments comprise the following;

APARTMENT 1

Front Porch

Private entrance via the front of Hailgate.

Sitting Room

Timber fire surround with decorative tiled inset and marble effect hearth, which houses a gas fire, the fire is currently not in working condition. Built in storage cupboard. One central heating radiator.

Inner Hall

Inset lights. One vertical radiator.

Bedroom One

To the rear elevation. Timber effect laminate flooring. One central heating radiator.

Bedroom Two

To the front elevation. One central heating radiator.

Kitchen

Range of fitted base and wall units. Circular stainless steel sink. 4 ring ceramic hob with built under oven and extractor fan above. Plumbing for a washing machine. Cream tiled flooring. Inset ceiling lights. Laminate worktops and tiled wall surrounds. Bi-fold doors to rear garden. One central heating radiator.

Further Information

This property is being sold with a tenant in-situ.

The tenant is on an Assured Shorthold Tenancy that commenced on 27/01/2023. Rent £600.00 pcm.

EPC Rating - C

Council Tax Band - A

APARTMENT 2

Accessed via a communal entrance door and stairway.

Entrance Hall

Timber effect laminate flooring.

Sitting Room

Timber effect laminate flooring. One central heating radiator.

Bedroom One

To the front elevation. One central heating radiator.

Bedroom Two

To the rear elevation. One central heating radiator.

Bedroom Three

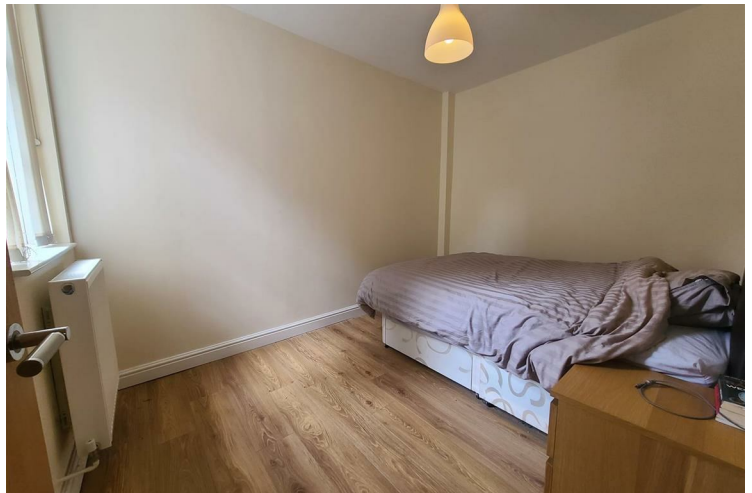
To the front elevation. One central heating radiator.

Bathroom

White suite comprising a P-shaped bath with Mira shower over. Pedestal wash hand basin and low flush w/c. Fully tiled walls. Tile effect flooring. Spot lights. Extractor fan. Heated towel rail.

Kitchen

Range of base and wall units. High gloss laminate worktops and tiled wall surrounds. 4 ring ceramic hob with built under oven. Circular stainless steel sink. Stainless steel extractor hood.



- Private entrance for Apartment 1, communal entrance for Apartment 2
- All fully occupied on Assured Shorthold Tenancies
- Monthly combined income of £1645 pcm (£19740 PA)
- Excellent property portfolio

Vertical radiator. Ceramic tiled flooring. Double doors opening onto a balcony. Loft access. Plumbing for a washing machine.

Further information

This property is being sold with a tenant in-situ.

The tenant is on an Assured Shorthold Tenancy that commenced on 01/04/2022. Rent £550.00 pcm.

EPC Rating - C

Council Tax Band - A

APARTMENT 3

Accessed via a communal entrance door and stairway.

Entrance/Utility

One double base cupboard. Plumbing for a washing machine. Velux roof window. Restricted roof height.

Kitchen/Sitting Room

Range of fitted base and wall units in black. Laminate worktop and tiled work surrounds. 4 ring ceramic hob with an electric oven under and stainless steel extractor fan above. Integrated fridge and freezer. Circular stainless steel sink. Timber effect laminate flooring. Ceiling beam. Two central heating radiators.

Bedroom One

To the front elevation. One central heating radiator.

Bathroom

White suite comprising a panelled bath, fully tiled shower cubicle with electric shower, pedestal wash hand basin and a low flush w/c. Fully tiled walls. Tiled effect laminate flooring. Inset ceiling lights. Extractor fan. Velux roof window.

Further Information

This property is being sold with a tenant in-situ.

The tenant is on an Assured Shorthold Tenancy that commenced on 29/03/2018. Rent £495.00 pcm.

EPC Rating - C

Council Tax Band - A



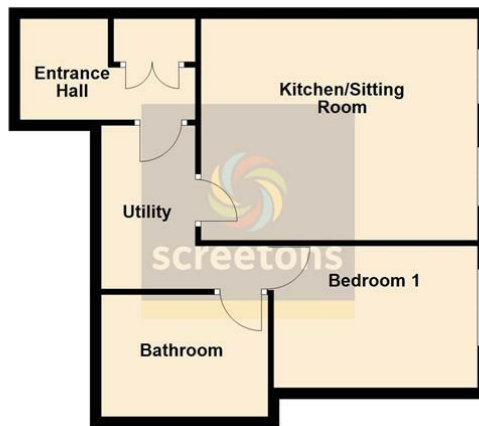
Apartment 1



Apartment 2



Apartment 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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

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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