

# linkagency



St. Helens Mews, Howden, Goole, Goole

£750 PCM



# 12 St. Helens Mews

DN14 7GZ, Goole

- Immaculate apartment
- Allocated parking
- Great transport links
- Quiet development
- Quality kitchen and bathroom

Superb ground floor apartment in the centre of the historic market town of Howden. The development is situated on Bridgegate, close to the market square. Enter via the arch into a private parking area with allocated parking spaces for all residents. This property is ideal for a single person or couple. With easy access to Junction 37 of the M62 and only 19 miles away from York via the A19.

The property comprises;

Entrance hall with storage cupboard, open plan kitchen diner with living space and French doors. Kitchen with integrated AEG oven, Electrolux induction hob, integrated fridge freezer, dishwasher and washer dryer. Primary bedroom with convenient walk-in wardrobe, second bedroom/office space. Excellent fully-tiled modern bathroom with three-piece suite consisting of bath with overhead shower, wash basin and WC.

The apartment comes with one allocated parking space, visitor parking is also available on the development.


Twelve month initial tenancy.



## 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>	80	80
(69-80) <b>C</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: C

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

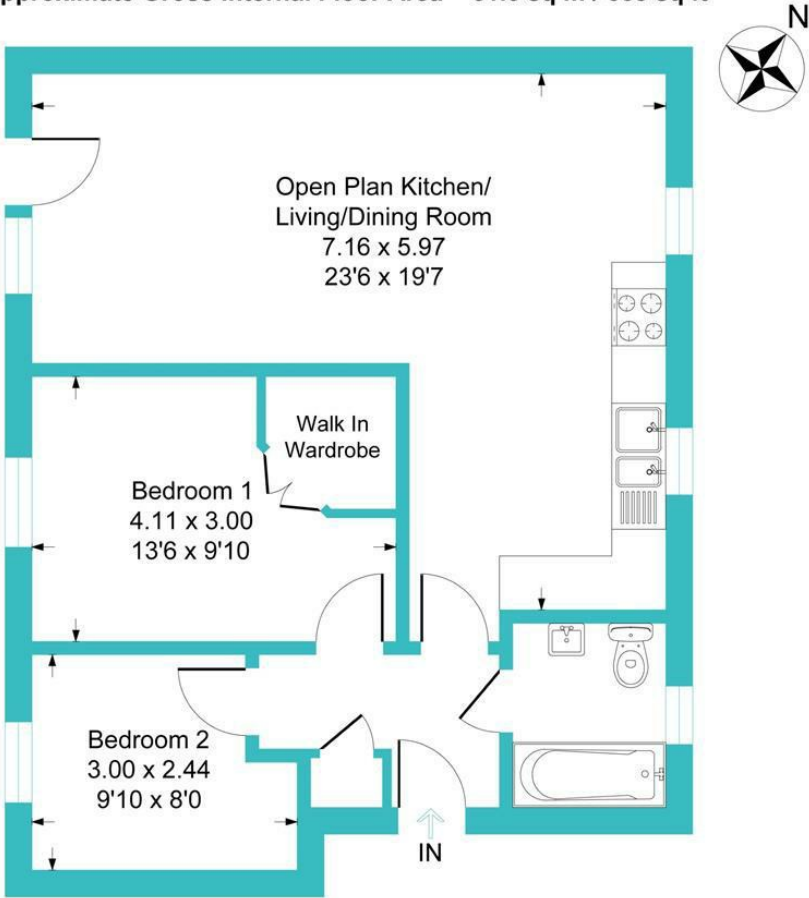
For additional information please contact our office on 01405 768401 or email: [enquiries@linkagency.co.uk](mailto:enquiries@linkagency.co.uk)



Floorplan



Approximate Gross Internal Floor Area = 61.6 sq m / 663 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.