



Oakview

Main Road, Newsholme, Nr Howden, DN14 7JT

RENT £1150 pcm

Property Features

- Spacious Detached Bungalow in semi-rural Hamlet
- 18' Lounge, 24' Dining Kitchen & Conservatory
- 3 Bedrooms, Bathroom & Utility Room
- Oil CH, UPVC DG, Double Garage & Large Gardens
- Ideally placed for York, Hull, Leeds & J37 of M62



Full Description

SITUATION

From Goole take the A614 towards Howden and on reaching the mini roundabout adjoining the former Ferryboat Public House turn left towards Selby. On reaching the Hamlet of Newsholme take the second right turn into Main Road where the property will be found immediately on the left handside.

THE PROPERTY

This consists of a very spacious Detached Bungalow standing in large gardens on the edge of the semi-rural Hamlet of Newsholme which is ideally placed for the Historic Market Town of Howden and Junction 37 of the M62 Motorway. The Cities of York, Hull and Leeds are within easy commuting distance and the extremely well presented accommodation presently comprises:

ACCOMMODATION

ENTRANCE HALL

UPVC front door, cloaks cupboard, radiator, wall light and airing cupboard with radiator.

LOUNGE 18' 9" x 15' 0" (5.72m x 4.57m)

Limestone fire surround housing cast iron stove on slate hearth. Bay windows to front and side, and radiator.

DINING KITCHEN 24' 9" x 13' 0" (7.54m x 3.96m)

Extensive range of light Oak units comprising sink unit, base units with worktops, pan drawers, wall cupboards and larder units. Built in oven and hob with extractor over. 2 radiators, spotlights, part ceramic tiled walls and French doors into:

CONSERVATORY 13' 3" x 11' 6" (4.04m x 3.51m)

Ceramic tiled floor and French doors to the garden.



FRONT BEDROOM 13' 0" x 11' 9" (3.96m x 3.58m)
Range of built in wardrobes, radiator and 2 wall lights.

FRONT BEDROOM 11' 0" x 8' 3" (3.35m x 2.51m)
Radiator

SIDE BEDROOM 13' 9" x 13' 0" (4.19m x 3.96m)
Radiator and 2 wall lights.

BATHROOM

White suite comprising freestanding bath with shower attachment, pedestal washbasin, low flush WC and shower cubicle. Heated towel rail and ceramic tiled walls.

UTILITY ROOM 9' 9" x 8' 0" (2.97m x 2.44m)
Plumbing for auto washer and ceramic tiled floor.

REAR ENTRANCE HALL

Ceramic tiled floor, personal door into the garage and UPVC door leading to:

REAR ENTRANCE PASSAGE

Ceramic tiled floor and UPVC door to rear.

TO THE OUTSIDE

Attached **DOUBLE GARAGE** 23' 3" x 20' 6" with roller doors to front, personal door into Rear Entrance Hall and Boiler House with oil central heating boiler.

Timber Outbuilding comprising Store and Wood Store.

The property stands in large gardens which enjoy open views over farmland to side and rear.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is oil fired central heating to radiators and windows are double glazed with sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

TERMS AND CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.



RENT & BOND

RENT: £1150 per calendar month payable in advance.

BOND: £1325 payable on the signing of the Agreement.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £265.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.