



22 Byron Street  
Goole, DN14 6EJ

**RENT £675 pcm**

# Property Features

- Inner Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Rear Yard
- Within walking distance of Town Centre amenities

## Full Description

### SITUATION

From the Railway Crossing traffic lights in the centre of Town travel out of Goole along Boothferry Road and then take the second right turn in Weatherill Street. Take the second left turn into Byron Street where the property will be found on the right handside clearly marked by one of our distinctive To Let boards.

### THE PROPERTY

This consists of a Inner Terrace House in a popular location within easy walking distance of Goole Town Centre and all local amenities. The good sized accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE

UPVC door leading to

#### SITTING ROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator

#### LIVING ROOM 12' 3" x 10' 9" (3.73m x 3.28m)

Radiator, understairs recess and enclosed staircase to the first floor.

#### KITCHEN 15' 3" x 6' 0" (4.65m x 1.83m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboard. Free standing Lamona electric cooker.

#### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen and radiator.



### REAR LOBBY

Cupboard housing gas central heating boiler and UPVC door to the rear yard.

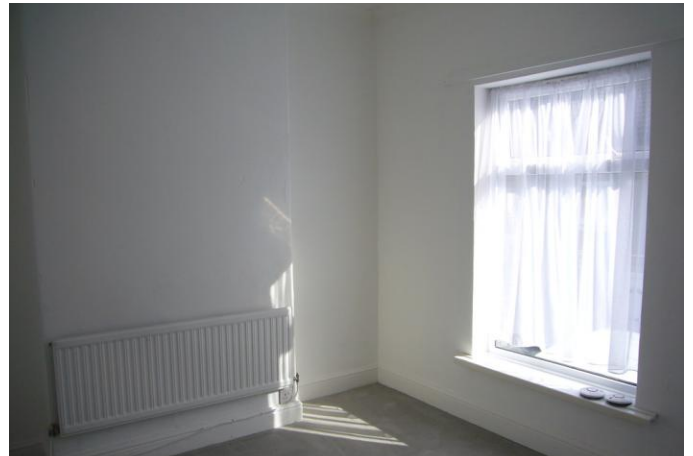
### FIRST FLOOR

#### LANDING

This is approached via the enclosed staircase off the Living Room and opening from the Landing are:

#### FRONT BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator



#### REAR BEDROOM 10' 9" x 9' 3" (3.28m x 2.82m)

Radiator and cupboard overstairs



#### REAR BEDROOM 8' 3" x 5' 9" (2.51m x 1.75m)

Radiator

### TO THE OUTSIDE

Yard to rear

### SERVICES

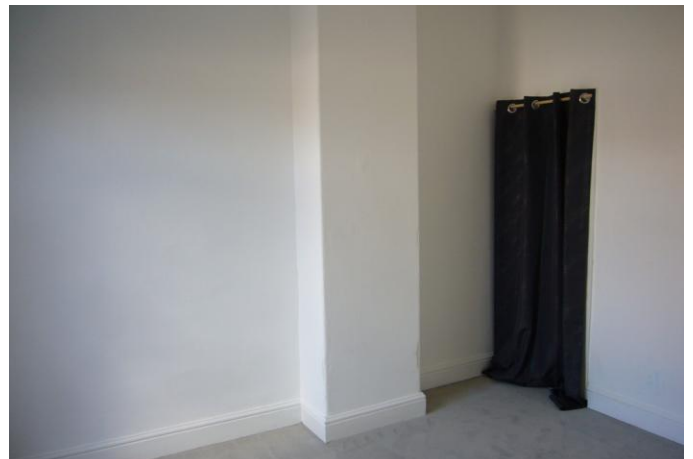
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

### COUNCIL TAX

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

### TERMS & 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: £675 per calendar month payable in advance.

BOND: £775 payable on the signing of the Agreement.





### 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 £155.

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).

### VIEWING

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

### 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		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		