



98c High Street
Rawcliffe, Nr Goole, DN14 8QL

RENT £740 pcm

Property Features

- Good Sized End Mews House in Popular Village
- Lounge & Dining Kitchen
- 3 Bedrooms & 2 Bathrooms
- Gas CH, uPVC DG, Gardens & Parking to Rear
- Within 4 miles of J36 of M62

Full Description

SITUATION

From Goole take the A164 to Rawcliffe. On entering the Village proceed along High Street past the Village Green and Church on the left hand side and then around the sharp right hand bend. The property will be found on the right hand side of High Street and clearly marked by one of our distinctive To-Let boards.

THE PROPERTY

This consists of an End Mews House being situated in a pleasant position towards the edge of the popular residential Village of Rawcliffe which is within easy reach of the Inland Port Town of Goole and within 4 miles of J36 of the M62. The good sized accommodation which extends over 3 floors and briefly comprises:-

GROUND FLOOR

ENTRANCE

Leading to:-

KITCHEN 3.81m(12'6") x 2.90m(9'6")

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built-in oven and ceramic hob with chimney extractor over. Plumbing for automatic washing machine. Radiator and part ceramic tiled walls.

INNER HALLWAY

Radiator, small understairs cupboard and spindle staircase leading to the First Floor.

CLOAKROOM

White suite comprising low flush W.C. and hand wash basin. Heated towel rail.



LOUNGE 3.51m(11'6") x 3.43m(11'3")

Radiator and French doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the spindle staircase from the Inner Hall and opening from the Landing are:-

FRONT BEDROOM 3.81m(12'6") x 2.29m(7'6")

Radiator.

REAR BEDROOM 3.51m(11'6") x 3.28m(10'9")

Radiator.

HOUSE BATHROOM

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Heated towel rail, part Travertine tiled walls and Travertine tiled floor.

SECOND FLOOR

SMALL LANDING

This is approached via the spindle staircase from the First Floor landing and opening from the small Second Floor landing is:-

MASTER BEDROOM 5.94m(19'6") (max) x 3.51m(11'6")

Large dormer window to rear, radiator, access into remaining roof storage space and leading to:-

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush W.C. Heated towel rail, shaver point, part Travertine tiled walls and Travertine tiled floor.

TO THE OUTSIDE

Allocated OFF STREET PARKING space to rear with access from High Street via a shared driveway.

Fenced hard landscaped garden 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 BAND

It is understood that the property is in Council Tax Band B, 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: £740 per calendar month payable in advance.

BOND: £850 payable on the signing of the Agreement.

HOLDING DEPOSIT PER TENANCY

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 this case will be £170.

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.