



4 Gordon Street
Goole, DN14 6SG

RENT £650 pcm

Property Features

- Spacious Terrace House close to Town Centre
- Lounge, Dining Room & Breakfast Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Enclosed Rear Yard
- Within walking distance of all amenities

Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road and then take the second left turn into Gordon 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 pleasant Inner Terraced House situated just off Boothferry Road and within easy walking distance of Goole Town Centre and all local amenities. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE

UPVC front door leading to:

LOUNGE 15' 6" x 14' 9" (4.72m x 4.5m)

Adam style fire surround, radiator, understairs cupboard and spindled staircase to the first floor.

DINING ROOM 15' 6" x 12' 0" (4.72m x 3.66m)

Adam style fire surround, radiator and archway into:

BREAKFAST KITCHEN 13' 9" x 9' 6" (4.19m x 2.9m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, part ceramic tiled floor and UPVC door leading to the rear yard.



FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Lounge and opening from the Landing which has a radiator are:

FRONT BEDROOM 15' 6" x 11' 9" (4.72m x 3.58m)
Radiator.

REAR BEDROOM 12' 3" x 12' 0" (3.73m x 3.66m)
Radiator and cupboard overstairs.

BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Radiator, part ceramic tiled walls and cupboard housing gas central heating boiler.

TO THE OUTSIDE

Enclosed 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: £650 per calendar month payable in advance.

BOND: £750 payable on the signing of the Agreement.

VIEWINGS

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



PHOTOGRAPHS

It should be noted that the internal photographs were taken in the property prior to the current Tenant taking occupation in April 2019.

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 £150.

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 Tenancy 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.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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