



16 North Street
Goole, DN14 5QT

RENT £695 pcm

Property Features

- End Terrace Cottage close to Town Centre amenities
- 15' Lounge & Dining Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Forecourt & enclosed Rear Yard
- Available Immediately.

Full Description

SITUATION

The property is situated on the left hand side of North Street when travelling from the Clock Tower roundabout in the centre of Goole towards the Leisure Centre and is clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a End Terrace Cottage being situated close to the centre of Goole and within easy walking distance of all local shops and amenities. The accommodation presently comprises:-

GROUND FLOOR

ENTRANCE LOBBY

UPVC front door.

LOUNGE 15' 0" x 13' 0" (4.57m x 3.96m)

Radiator, two wall lights and understairs cupboard.

DINING KITCHEN 13' 6" x 10' 9" (4.11m x 3.28m)

Range of new 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 washer. Radiator, part ceramic tiled walls and UPVC door leading to the rear.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase off the Dining Kitchen and opening from the Landing are:-

FRONT BEDROOM 13' 0" x 7' 6" (3.96m x 2.29m)

Range of built-in wardrobes, cupboards and dressing table. Radiator.



FRONT BEDROOM 9' 9" x 6' 0" (2.97m x 1.83m)

Radiator

REAR BEDROOM 11' 9" x 8' 9" (3.58m x 2.67m)

Built-in wardrobes and cupboards. Radiator.

BATHROOM

White suite comprising panelled in bath, vanity wash basin and low flush WC. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE

Forecourt garden and 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 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 AND BOND

RENT: £695 per calendar month payable in advance.

BOND: £800 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 the case is £160.

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		86 B
69-80	C		
55-68	D	63 D	
39-54	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