



1b Columbine Grove

Low Street, Carlton, Nr Goole, DN14 9PP

RENT £495 pcm

Property Features

- Ground Floor Flat in popular residential Village
- Lounge & Kitchen
- Bedroom & Bathroom
- Gas CH, UPVC DG & Off Street Parking
- Conveniently placed for the Towns of Selby & Goole

Full Description

SITUATION

From Selby take the A1041 into Carlton and on entering the Village turn right into Pinfold Lane. At the "T" junction turn right into Low Street where Columbine Grove will be found on the left handside. 1B Columbine Grove is accessed from the rear.

THE PROPERTY

This consists of an End Terrace House which has been converted into two self contained Flats being situated in the popular residential Village of Carlton which is located between the Towns of Selby and Goole. 1B Columbine Grove is the Ground Floor Flat which presently comprises:

ACCOMMODATION

ENTRANCE

UPVC door leading to:

KITCHEN 12' 9" x 8' 0" (3.89m x 2.44m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Electric cooker with ceramic hob, Toshiba Microwave and Hoover Fridge Freezer. Radiator, part ceramic tiled walls and gas central heating boiler.

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

Radiator

BEDROOM 11' 6" x 11' 0" (3.51m x 3.35m)

Radiator

INNER LOBBY

Leading to:



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath. Radiator, ceramic tiled walls and linen cupboard.

TO THE OUTSIDE

Off Street PARKING SPACE to rear with access from Low Street.

2 Brick STORES

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 Selby District 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: £495 per calendar month payable in advance.

BOND: £570 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 £110.

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		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		