



19 Cottingham Street
Old Goole, DN14 5RR

RENT £625 pcm

Property Features

- Well presented Inner Terrace House in popular area
- Sitting Room, Living Room & Kitchen
- Shower Room & 3 Bedrooms
- Gas CH, UPVC DG & Rear Yard
- Within walking distance of all Town Centre amenities

Full Description

SITUATION

From Goole Town centre take A161 Bridge Street towards Swinefleet. After passing over the third bridge turn right into Cottingham Street where the property will be found on the left hand side clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a well presented Inner Terrace House being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities. The good sized accommodation presently comprises

GROUND FLOOR

ENTRANCE PASSAGE

UPVC front door, radiator and enclosed staircase to the first floor

SITTING ROOM 11' 9" x 10' 9" (3.58m x 3.28m)

Feature fire surround housing electric fire, radiator and opening into

LIVING ROOM 13' 6" x 12' 6" (4.11m x 3.81m)

Adam style fireplace with tiled inset and hearth housing gas fire. Radiator and understairs recess

KITCHEN 12' 6" x 7' 6" (3.81m x 2.29m)

Range of units comprising sink unit, base units with oak worktops and wall cupboards. Built in oven and gas hob. Free standing fridge and auto washer. Radiator and UPVC door leading to the rear yard.



SHOWER ROOM

White suite comprising walk in shower, vanity washbasin and low flush WC with concealed cistern. Radiator and part ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Passage and opening from the Landing are

FRONT BEDROOM 13' 6" x 11' 9" (4.11m x 3.58m)

Radiator and built in cupboard

REAR BEDROOM 13' 3" x 8' 9" (4.04m x 2.67m)

Radiator

REAR BEDROOM 12' 3" x 7' 9" (3.73m x 2.36m)

Gas central heating boiler

TO THE OUTSIDE

Small forecourt

Enclosed Yard to rear with Store.

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: £625 per calendar month payable in advance.

BOND: £720 payable on the signing of the Agreement.

VIEWING

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



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 £140.

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).

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.

