



Apartment 19, Block 2, School Court  
Cottingham Street, Old Goole, DN14 5SJ

**RENT £625 pcm**

# Property Features

- Third Floor Apartment in Modern Complex
- Lounge With French Doors & Kitchen
- 2 Bedrooms & Bathroom with Shower
- Electric Heating, UPVC DG & Parking
- Ideal for all Town Centre Amenities

## Full Description

### SITUATION

Take the A161 Bridge Street out of Goole and after passing over the third bridge turn right into Cottingham Street where the School Court Development will be found on the left hand side with Apartment 19 being on the Third Floor in the Block at the rear.

### THE PROPERTY

This consists of a Third Floor Apartment being situated in the School Court Development which is within walking distance of all local amenities in the Centre of Goole and is within 2 miles of J36 of the M62.

Apartment 19, Block 2 is available immediately and the good sized accommodation which is accessed from the Communal Stairwell comprises:-

### ACCOMMODATION

#### ENTRANCE HALL

Radiator and large cupboard housing central heating boiler.

#### LOUNGE / DINER 6.25m(20'6") (max) x 3.66m(12'0")

French doors with Juliet Balcony, 2 radiators and opening into:-

#### KITCHEN 3.66m(12'0") x 2.21m(7'3")

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

#### BEDROOM 1 3.73m(12'3") x 3.20m(10'6")

Radiator.



**BEDROOM 2** 3.66m(12'0") x 3.05m(10'0")

Radiator.

### BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Shower over bath with side screen. Radiator, downlighters, ceramic tiled floor and part ceramic tiled walls.

### TO THE OUTSIDE

There is off street parking in the communal parking area.

### SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. There is electric 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 A, which is payable to the East Riding of Yorkshire Council.

### TERMS & CONDITIONS

The property is available to rent immediately partly furnished on an Assured Periodic Tenancy. References will be required for all Tenants named on the Agreement. 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.

### 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).



## 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		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		