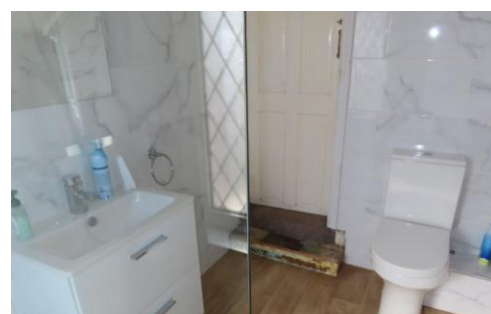




13 Gray Street
Goole, DN14 6EG

RENT £750 pcm

Property Features

- Inner Terrace House close to Town Centre
- 23' Lounge Diner & 15' Kitchen
- 2 Bedrooms & Shower Room
- Gas CH , UPVC DG & Rear Yard
- Available Immediately

Full Description

THE PROPERTY

This consists of an Inner Terrace House being situated in a popular location within easy walking distance of Goole Town Centre and all amenities.

The property has the benefit of 23' Through Lounge Diner, 15' Kitchen, 2 Bedrooms and good sized accommodation comprising:

GROUND FLOOR

ENTRANCE LOBBY

UPVC front door leading to:

THROUGH LOUNGE DINER 23' 9" x 11' 6" (7.24m x 3.51m)

Recessed fireplace, 2 radiators and central staircase to the first floor.

KITCHEN 15' 6" x 6' 0" (4.72m x 1.83m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Freestanding auto washer and fridge freezer. Radiator and part ceramic tiled walls.

REAR PORCH

Leading to the rear yard.

FIRST FLOOR

LANDING

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



FRONT BEDROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Radiator.

REAR BEDROOM 10' 9" x 8' 9" (3.28m x 2.67m)

Radiator and cupboard overstairs.

SHOWER ROOM

White suite comprising walk in shower with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, ceramic tiled walls and downlighters.

TO THE OUTSIDE

Enclosed yard to rear with patio area and shed.

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 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

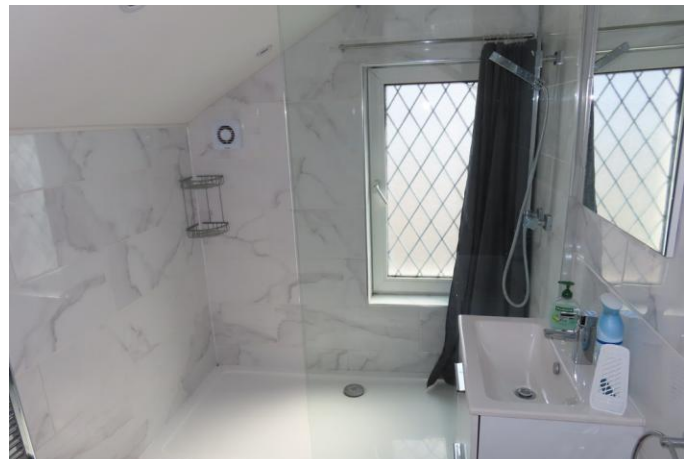
RENT: £750 per calendar month payable in advance.

BOND: £865 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 £170.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

