Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









16 St. Lawrence Avenue

Snaith, DN14 9JX

RENT £875 pcm

Property Features

- Good sized Terrace House in popular small Town
- Lounge, 18' Dining Kitchen & Utility
- 3 Bedrooms and Bathroom
- Gas CH, UPVC DG, Gardens & Parking
- Ideally placed for Goole, Selby & M62



Full Description



THE PROPERTY

This consists of a good sized Inner Terrace House being situated towards the edge of the popular small Town of Snaith which has a good selection of amenities and is ideally placed for the larger Towns of Goole and Selby and for commuting to the Cities of York, Leeds and Hull.

The accommodation which has the benefit of Lounge, 18' Dining Kitchen, 3 Bedrooms and Off Street Parking presently comprises:-

GROUND FLOOR



ENTRANCE HALL

UPVC front door, radiator with cover, understairs cupboard and stairs to the first floor.

LOUNGE 12' 0" x 10' 6" (3.66m x 3.2m)

Contemporary electric fire with feature oak mantel over. Radiator and cupboard to alcove.

DINING KITCHEN 18' 3" x 11' 3" (5.56m x 3.43m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Electric cooker with gas hob and extractor over. Feature breakfast bar. Radiator, part ceramic tiled walls and large understairs cupboard.



UTILITY ROOM 8' 3" x 6' 3" (2.51m x 1.91m)

Plumbing for auto washer, and UPVC door to rear garden.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 11' 0" x 10' 6" (3.35m x 3.2m)
Built in wardrobe and radiator.

FRONT BEDROOM 9' 0" x 7' 6" (2.74m x 2.29m)
Radiator and cupboard overstairs.

REAR BEDROOM 14' 1" x 9' 9" (4.29m x 2.97m)
Airing cupboard housing cylinder, radiator and cupboard housing gas central heating boiler.

BATHROOM
White suite comprising panelled in bath, pedestal washbasin and low flush WC. Electric shower overbath with side screen. Heated towel rail, downlighters and ceramic tiled walls.

TO THE OUTSIDE
Off Street PARKING SPACE to front.
Hard landscaped area to front.
Enclosed Garden to rear with pedestrian access from St Lawrence Avenue via the passageway between 16 and 18.
STORE 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 & 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: £875 per calendar month payable in advance.

BOND: £1000 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 £200.

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).

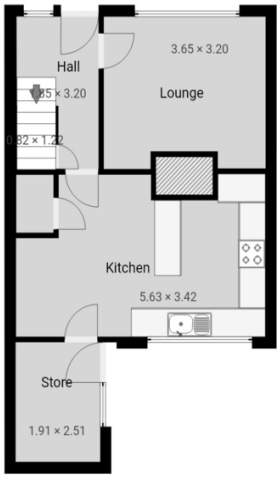
ENERGY PERFORMANCE GRAPHS

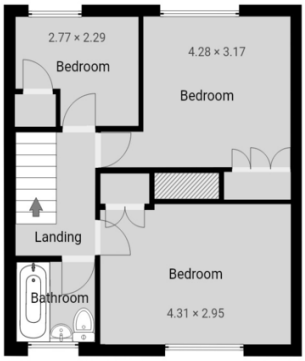
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

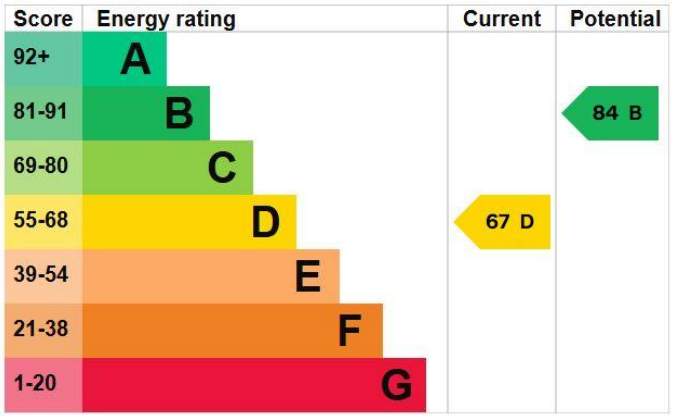
FLOOR PLANS

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.









THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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 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