



70 Station Road
Rawcliffe, DN14 8QR

RENT £895 pcm

Property Features

- Spacious Detached Bungalow in popular Village
- 20' Lounge Diner & Breakfast Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Ideally placed for Hull, York & J36 of M62

Full Description

THE PROPERTY

This consists of a spacious Detached Bungalow being situated in an excellent non-estate position toward the edge of the popular residential Village of Rawcliffe which is within easy reach of the Inland Port Town of Goole and within 4 miles of J36 of the M62.

The well-presented accommodation which has the benefit of 20' Lounge Diner, 2 Double Bedrooms, and delightful Gardens presently comprises:-

ACCOMMODATION

ENTRANCE HALL

UPVC door and radiator.

LOUNGE DINER 6.17m(20'3") x 3.89m(12'9")

Adam style fireplace housing gas fire. Two radiators, two uplighters and patio door leading to the rear garden.

BREAKFAST KITCHEN 3.58m(11'9") x 3.35m(11'0")

Range of Oak effect units comprising single drainer sink unit, base units with worktops, wall cupboards, glass fronted display wall cupboards and larder unit. Royale free standing electric cooker. Free standing fridge and auto washing machine. Radiator, part ceramic tiled walls, concealed lighting and UPVC door leading to the rear garden.

FRONT BEDROOM 4.88m(16'0") x 3.28m(10'9")

Range of built-in furniture including wardrobes, cupboards, drawers and dressing table. Bay window to front and radiator.

FRONT BEDROOM 3.28m(10'9") x 3.20m(10'6")

Radiator.



BATHROOM

White suite comprising panelled-in bath, pedestal wash basin, low flush W.C and shower cubicle. Radiator, spotlights, ceramic tiled walls and gas fired central heating boiler.

TO THE OUTSIDE

Concrete sectional GARAGE with up and over door to front and block paved driveway from Station Road providing ample additional parking facilities.

The property has delightful lawned gardens to front and rear together with a blocked paved patio area at the 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 C, 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: £895 per calendar month payable in advance.

BOND: £1030 payable on the signing of the Agreement.

HOLDING DEPOSIT PER TENANCY

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).



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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		