Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









1 The Meadows

Howden, DN14 7DU

RENT £950 pcm

Property Features

- Good sized Semi-Detached Dormer Bungalow
- Lounge, Dining Room, Sun Room & Kitchen
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Garage, Car Port & Gardens
- Situated in Popular Historic Market Town



Full Description



THE PROPERTY
This consists of a Semi-Detached Dormer Bungalow being situated in a popular residential location in the sought after Historic Minster Town of Howden, and within walking distance of Market Place which offers an array of shops and restaurants.

The Cities of Hull, York and Leeds are within easy commuting distance, and the spacious accommodation which has the benefit of Lounge, Dining Room, Sun Room, and 3 Bedrooms presently comprises:

GROUND FLOOR



SIDE ENTRANCE
UPVC door leading to:

KITCHEN 13' 0" x 8' 0" (3.96m x 2.44m)
Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Integrated dishwasher. Plumbing for auto washer. Radiator and part ceramic tiled walls.

LOUNGE 17' 6" x 11' 9" (5.33m x 3.58m)
Oak fire surround housing gas fire. Radiator and opening into:



DINING ROOM 11' 9" x 10' 0" (3.58m x 3.05m)
Radiator and French doors into:

SUN ROOM
Radiator and French doors into the rear Garden.

INNER HALL
Enclosed staircase leading to the first floor.

REAR BEDROOM 10' 3" x 8' 3" (3.12m x 2.51m)
Built in wardrobe and radiator.



SHOWER ROOM
White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator, part ceramic tiled walls and plumbing for auto washer.

FIRST FLOOR

LANDING
This is approached via the enclosed staircase from the Inner Hall, and opening from the Landing which has built in cupboard housing gas fired central heating boiler are:



FRONT BEDROOM 14' 3" x 7' 9" (4.34m x 2.36m)
Range of built in wardrobes, cupboards and bedside cabinets. Built in cupboard and radiator.

REAR BEDROOM 15' 6" x 6' 3" (4.72m x 1.91m)
Built in wardrobe and radiator.

SHOWER ROOM
White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.



TO THE OUTSIDE
Brick GARAGE 16' 6" x 8' 3" with up and over door to front and vehicular access from The Meadows.

CAR PORT

The property stands on a good sized corner plot with Gardens to front, side and 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 B, 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: £950 per calendar month payable in advance.

BOND: £1095 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 £215.

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

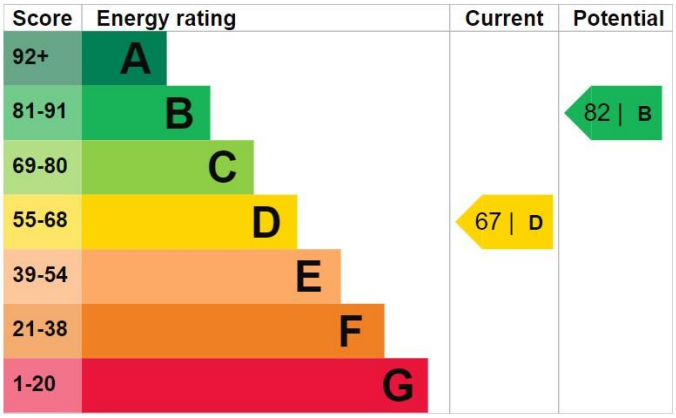
Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

FLOOR PLANS

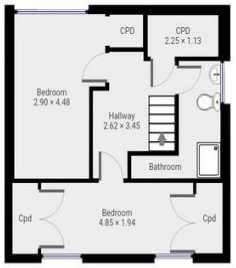
These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

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.







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