Townend Clegg&co

CHARTERED SURVEYORS SINCE 1895









31 Axholme Street

Goole, DN14 5JF

RENT £750 pcm

Property Features

- Good sized Terrace House close to Town Centre
- 2 Reception Rooms & Galley Kitchen
- 3 Bedrooms, Bathroom & Separate Toilet
- Gas CH, UPVC DG & Rear Yard
- Ideally placed for all local amenities



Full Description



THE PROPERTY
This consists of a good sized Inner Terrace House being situated in a popular location close to Goole Town Centre, and within easy walking distance of all local amenities.

The accommodation includes 2 Reception Rooms, 13' Galley Kitchen & 3 Bedrooms, and presently comprises:

GROUND FLOOR

ENTRANCE HALL
UPVC front door, radiator and enclosed staircase to the first floor.



SITTING ROOM 13' 3" x 12' 0" (4.04m x 3.66m)
Recessed fireplace and radiator.

LIVING ROOM 13' 6" x 13' 3" (4.11m x 4.04m)
Recessed fireplace, radiator, understairs cupboard and UPVC door to the rear yard.

GALLEY KITCHEN 13' 0" x 4' 0" (3.96m x 1.22m)
Range of units comprising sink unit and base unit with worktops. Built in oven and ceramic hob. Plumbing for auto washer. Part ceramic tiled walls.



FIRST FLOOR

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

FRONT BEDROOM 12' 0" x 9' 9" (3.66m x 2.97m)
Built in cupboard to alcoves, and radiator.

FRONT BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m)
Radiator.

REAR BEDROOM 10' 9" x 6' 6" (3.28m x 1.98m)
Radiator.

BATHROOM
White suite comprising panelled in bath and pedestal washbasin. Mixer tap shower overbath with side screen. Heated towel rail, part ceramic tiled walls, and built in cupboard housing side screen.

SEPERATE TOILET
White low flush WC.

TO THE OUTSIDE
Enclosed Yard to rear.
There is pedestrian access from the footpath at the front to the rear yard via the passageway between 31 and 33 Axholme Street.

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).

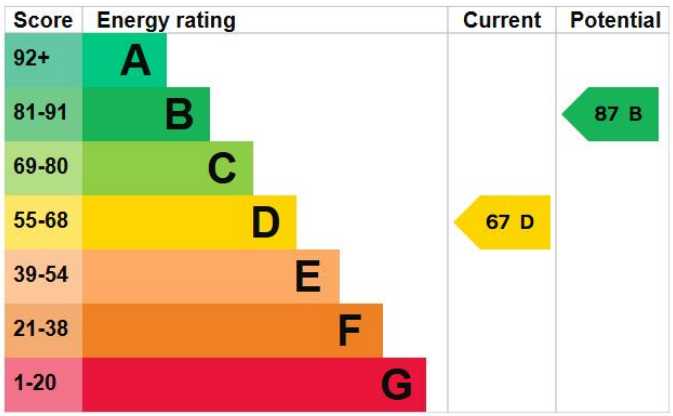
VIEWING

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.





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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