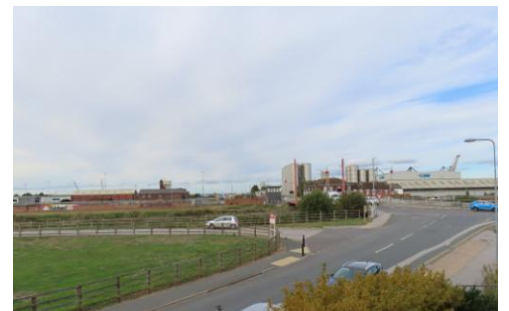




Apartment 3, Block 1, School Court
Cottingham Street, Old Goole, DN14 5SJ

RENT £650 pcm

Property Features

- Refurbished First Floor Apartment in popular Complex
- 19' Lounge Diner & Kitchen
- 2 Double Bedrooms & Bathroom
- Electric Heating, UPVC DG & Off Street Parking
- Within walking distance of Town Centre amenities

Full Description

THE PROPERTY

This consists of a re-furbished First Floor Apartment being located in the popular School Court Complex which is within easy walking distance of Goole Town Centre and all local amenities.

The Apartment is available immediately and has the benefit of 19' Lounge Diner, 2 Double Bedrooms and Off Street Parking. The re-decorated accommodation which has new blinds and carpets presently comprises:

ACCOMMODATION

ENTRANCE HALL

Cloaks cupboard, radiator and cupboard housing central heating boiler.

LOUNGE / DINER 19' 3" x 12' 0" (5.87m x 3.66m)

French doors with Juliet Balcony to front, 2 radiators, and opening into:

KITCHEN 11' 9" x 7' 3" (3.58m x 2.21m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Plumbing for auto-washer. Radiator, part ceramic tiled walls and ceramic tiled floor.

FRONT BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

Radiator.

REAR BEDROOM 10' 9" x 7' 9" (3.28m x 2.36m)

Radiator.



BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Shower over bath with side screen. Radiator, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

There is Off Street Parking in the Communal Parking Area at the rear of the Block.

SERVICES

It is understood that mains drainage, mains water and, electricity are laid to the property. There is central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX BAND

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: £650 per calendar month payable in advance.

BOND: £750 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 £150.

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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		