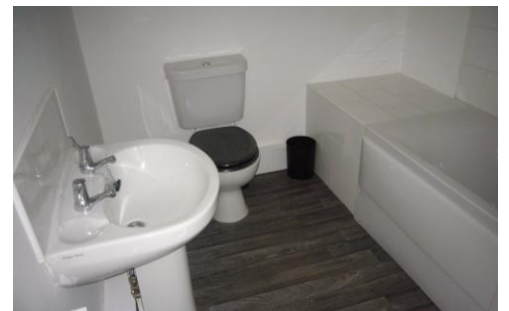




Flat 3, 1 Field House Villas
Swinefleet Road, Old Goole, DN14 5TW

RENT £450 pcm

Property Features

- Second Floor Flat in converted Victorian House
- Lounge, Kitchen, Bedroom & Bathroom
- Gas CH, UPVC DG & Communal Yard
- Within walking distance of Town Centre
- Available Immediately

Full Description

SITUATION

Take the A161 Bridge Street out of Goole and after passing over the third bridge follow the road left into Swinefleet Road. Proceed around the right hand bend and 1 Field House Villas will be found on the right hand side.

THE PROPERTY

This consists of a Second Floor Flat located on the top floor of a converted End Terraced Victorian House which is situated within easy reach of Goole Town Centre and all local amenities. The accommodation presently comprises:

COMMUNAL ENTRANCE HALL

Radiator and staircase to the Second Floor Landing.

SECOND FLOOR LANDING

Leading to:-

FLAT ENTRANCE LOBBY

Leading to:-

INNER LOBBY

Radiator.

LOUNGE 3.89m(12'9") x 2.90m(9'6")

Radiator.

BEDROOM 5.33m(17'6") x 2.21m(7'3")

2 Radiators.

KITCHEN 3.51m(11'6") x 1.91m(6'3")

Range of units comprising single drainer sink unit, base units with worktops and drawer unit. Built-in oven and hob. Plumbing for automatic washing machine. Radiator, part ceramic tiled walls and gas central heating boiler.



BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Mixer tap shower over. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Communal yard to 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 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: £450 per calendar month payable in advance.

BOND: £515 payable on the signing of the Agreement.

HOLDING DEPOSIT PER TENANCY

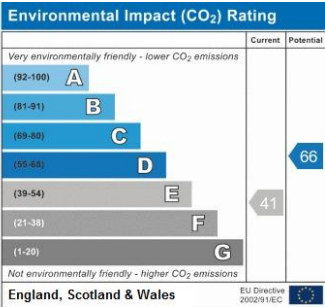
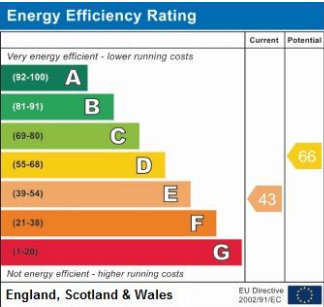
This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £100.

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

By appointment with the Agents Offices.

ENERGY PERFORMANCE GRAPHS An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



4 Belgravia,
Goole,
DN14 5BU

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01405 762557

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