



**The Carriage Apartment**  
The Crossings, Airmyn, DN14 8LE

**RENT £900 pcm**

# Property Features

- Stunning First Floor Apartment in Riverside Village
- Living Kitchen 18' x 17' with appliances
- 2 Double Bedrooms & Bathroom
- Air Source Heating, UPVC DG & Garage
- Recently completed and Available Immediately



## Full Description

### SITUATION

From Goole take the A614 towards Howden. After passing over the M62 take the next left turn and at the T Junction turn left into Bridge Road. Follow the road into High Street and proceed around the sharp left hand bend. Turn left into The Crossings where the property will be found on the right handside.

### THE PROPERTY

This consists of a stunning First Floor Apartment being situated over a Garage Block which is part of a small select Development in the centre of the sought after Riverside Village of Airmyn which is ideally placed for the Cities of Hull, York and Leeds and within one mile of Junction 36 of the M62 allowing easy access to the Yorkshire Business Centres. The good sized accommodation comprises:

### ACCOMMODATION

#### EXTERNAL STAIRS

Stone steps with wrought iron balustrade leading to:

#### HALLWAY

UPVC framed glazed door and oak floor.

#### LIVING KITCHEN 18' 0" x 16' 9" (5.49m x 5.11m)

Extensive range of units comprising sink unit, base units with granite worktops, wall cupboards and Island Unit. Built in oven and hob with extractor over. Integrated dishwasher and fridge freezer. 2 Radiators.

#### MASTER BEDROOM 18' 0" x 9' 0" (5.49m x 2.74m)

Radiator and door leading to the Bathroom.



### BEDROOM 14' 6" x 9' 0" (4.42m x 2.74m)

Radiator.

### BATHROOM

Contemporary white suite comprising panelled in bath, washbasin and low flush WC. Shower over bath with side screen. Heated towel rail, ceramic tiled walls and porcelain tiled floor.

### LOFT

There is access via a retractable ladder into the loft space which has a light.

### TO THE OUTSIDE

Brick GARAGE with electric door to front, plumbing for auto washer and personal door from the paved patio area. The garage is situated in the garage block under the property and there are 2 additional Off Street Parking Spaces in the Parking area.

Paved Patio Area to the front of the Garage Block.

### SERVICES

It is understood that mains drainage, mains water, and electricity are laid to the property. The property has air source heating to radiators and all windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

### VIEWING

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

### TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.



## RENT & BOND

RENT: £900 per calendar month payable in advance.

BOND: £1035 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 £205.

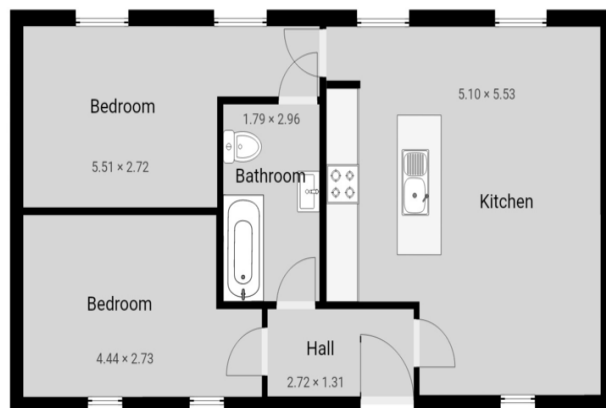
It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenancy Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

## ENERGY PERFORMANCE GRAPHS

The Energy Efficiency Rating is a measure of the overall efficiency of the home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Predicted Energy Performance Certificate is currently being obtained by the Developer and should you require any further information on this please contact the Agents Goole Office.

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 and 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