

FLAT 1, 8 MARKET PLACE HOWDEN, DN14 7BJ TO LET - £750 PCM



- ACCOMMOATION ON 1ST AND 2ND FLOORS
- 14FT LOUNGE, 2 BEDROOMS
- MODERN KITCHEN & BATHROOM
- MODERN ELECTRIC RADIATORS
- TOWN CENTRE LOCATION

Agents

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GENERAL REMARKS AND STIPULATIONS

SITUATION

Flat 1, 8 Market Place, Howden, Goole, East Yorkshire, DN14 7BJ, is located in the much sought after centre of Howden in Market Place which is the retail centre and conservation area of Howden.

Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 25 mile radius and the town is located within 1 1/2 miles of access to the M62 motorway at Junction 37. National rail links are available from Howden Railway Station.

DESCRIPTION

This well presented flat offers accommodation over the first and second floors and has been subject to an extensive and tasteful renovation and comprises Entrance Hall, 14' Lounge, Kitchen with modern units, Bathroom, Utility and 2 Bedrooms. Spacious and well presented accommodation rarely available to let.

ACCOMMODATION

ENTRANCE HALL - 10' 0" x 2' 10" (3.05m x 0.86m)

Ground floor entrance hall having electric radiator and new carpeting leading to:

STAIRCASE

Staircase and landing carpeted and leading to:

LOUNGE - 14' 11" x 12' 9" (4.55m x 3.89m)

Having windows with shutter blinds, ceiling spotlights, electric radiator and carpeting.

UTILITY ROOM - 5' 1" x 4' 7" (1.55m x 1.4m)

Having laminated working surface with cupboards under incorporating a built in washer. Partial wall tiling and cushioned floor covering.

KITCHEN - 12' 5" x 10' 4" (3.78m x 3.15m) to extremes

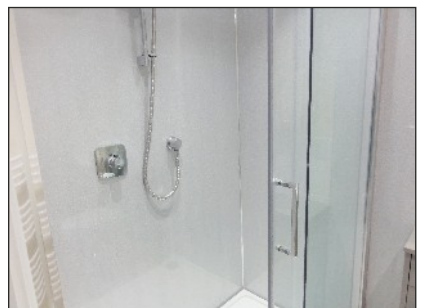
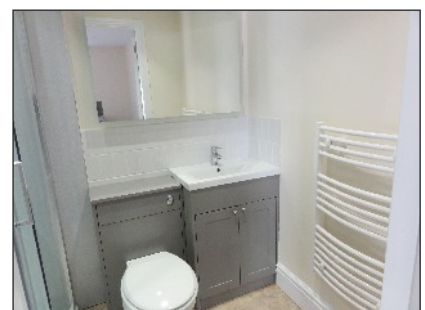
Having window with roman blind, range of modern units comprising stainless steel sink unit sat in laminated working surface with cupboards under incorporating a built in dish washer and integrated Lamona 4 ring electric ceramic hob and Lamona oven/grill. Floor standing fridge-freezer. Ceiling spotlights, electric radiator, partial wall tiling, airing cupboard and cushioned floor covering

BATHROOM - 6' 8" x 4' 8" (2.03m x 1.42m)

Having a walk in shower cubicle with shower, vanity hand basin with cupboards under and WC. Towel radiator, partial wall tiling and cushion floor covering.

2ND BEDROOM - 10' 8" x 7' 9" (3.25m x 2.36m)

Having window with roman blinds, electric radiator and carpeting.



STAIRCASE

Second staircase and landing with electric radiator and carpeting leading to:

MASTER BEDROOM - 15' 0" x 12' 9" (4.57m x 3.89m)

Having windows with roman blinds, ceiling spotlights, electric radiator and carpeting.

TENANCY CONDITIONS

The property is to be let, unfurnished, on an Assured Periodic Tenancy.

THE RENT REQUIRED IS £750 PER CALENDER MONTH with the Tenant paying all outgoings including Council Tax.

A £865 Bond is required to be payable at the commencement of the tenancy, which will be refundable at the end of the tenancy if the property is left in a clean and tidy condition and the Tenant has fulfilled all of the Tenancy Conditions.

Written references are required.

The Tenant is responsible for keeping the interior of the property in a clean and tidy decorative condition.

A Tenant who does not smoke is preferred and smoking is not allowed in the property.

SERVICES

It is understood that mains water, electricity and drainage are installed.

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 then will form part of the deposit on signing of the Tenancy Agreement.

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).

For this property the Holding Deposit will be £170

VIEWING

The property may be viewed by appointment through the Agents' Howden Office.

OUTGOINGS

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

FURTHER INFORMATION

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 331333.

FLOORPLANS

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 is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Important Notice

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- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
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