



106 Western Road
Goole, DN14 6RD

RENT £850 pcm

Property Features

- Traditional Semi-House in sought after location
- 2 Reception Rooms & 15' Breakfast Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG, Gardens & Parking
- Partly furnished & Available Immediately



Full Description

THE PROPERTY

This consists of a Traditional Semi-Detached House being situated in a sought after location towards the edge of Goole yet still within easy reach of Town Centre amenities and ideally placed for J36 and J37 of the M62 Motorway.

ACCOMMODATION

The good sized partly furnished accommodation which has the benefit of Gas Central Heating and UPVC Double Glazing presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator, understairs cupboard housing gas central heating boiler, and stairs to the first floor.

LIVING ROOM 13' 0" x 13' 0" (3.96m x 3.96m)

Yorkstone feature fire surround with display shelves to side. Walk in bay window to front and radiator.

DINING ROOM 11' 9" x 10' 3" (3.58m x 3.12m)

Tiled fire surround, radiator and French Door leading to the rear Garden.

BREAKFAST KITCHEN 15' 0" x 7' 9" (4.57m x 2.36m)

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

TOILET

Burlington Guild high level WC and quarry tiled floor.

REAR LOBBY

Quarry tiled floor and UPVC door to the rear.



FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall, and opening from the Landing are:

FRONT BEDROOM 13' 6" x 11' 9" (4.11m x 3.58m)

Walk in bay window to front, and radiator.

FRONT BEDROOM 8' 0" x 6' 9" (2.44m x 2.06m)

Radiator.

REAR BEDROOM 11' 9" x 10' 6" (3.58m x 3.2m)

Built in wardrobe, radiator and cupboard.

BATHROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Shower over bath. Heated towel rail and ceramic tiled walls.

TO THE OUTSIDE

Ample Off Street Parking to side with gated access from Western Road.

Hard landscaped front Garden.

Enclosed lawned Garden to rear with patio area.

Garden Shed

NOTE: The Garage is not included in the Let as the Landlord is using it to store items

SERVICES

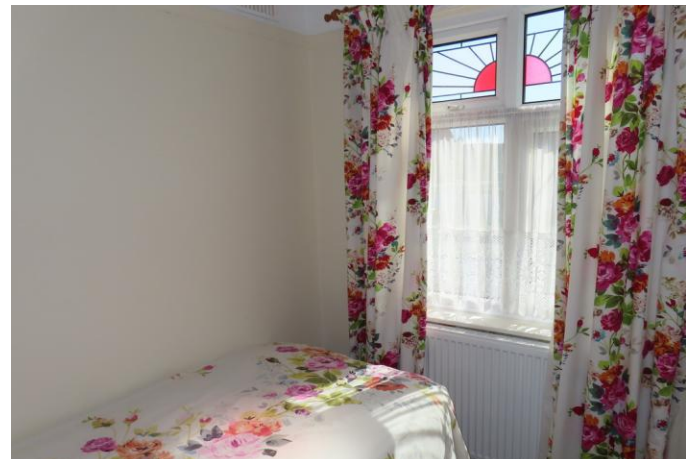
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band B 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 partly furnished 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: £850 per calendar month payable in advance.

BOND: £980 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 £195.

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).

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 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.