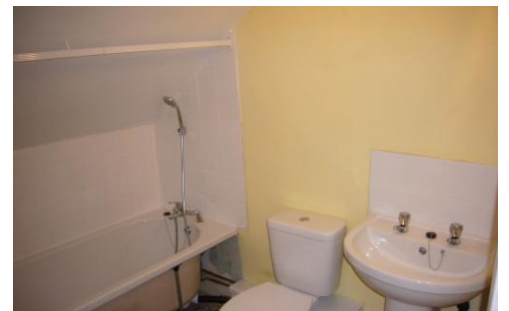
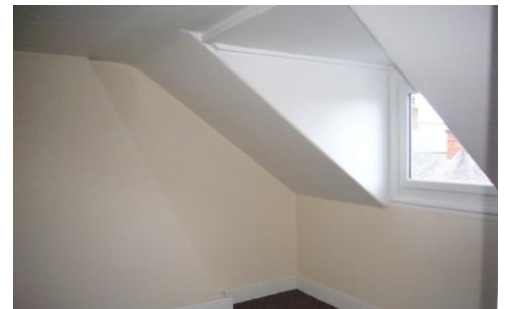




Flat 1, 2 Jefferson Street
Goole, DN14 6SH

RENT £550 pcm

Property Features

- Good sized Maisonette close to Town Centre
- 16' Living Kitchen
- 2 Bedrooms & Bathroom
- Gas CH, UPVC DG & communal Yard to rear
- Within walking distance of all local amenities

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the third left turn into Jefferson Street where the property will be found on the right handside clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a well presented First and Second floor Maisonette being situated close to the Town Centre and all amenities. The good sized accommodation presently comprises:

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Spindled staircase to the first floor and access to the Rear Yard.

FIRST FLOOR

ENTRANCE LOBBY

Radiator and spindled staircase to the Second Floor.

LIVING KITCHEN 16' 9" x 12' 6" (5.11m x 3.81m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Radiator, part ceramic tiled walls and gas central heating boiler.

SECOND FLOOR

LANDING

This is approached via the spindled staircase from the first floor Entrance Lobby and opening from the second floor Landing are:



FRONT BEDROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Cottage style window to front and radiator.

SIDE BEDROOM 10' 0" x 10' 0" (3.05m x 3.05m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin with tiled splash back and low flush WC. Mixer tap shower overbath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Yard to 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

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: £575 per calendar month payable in advance.

BOND: £660 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 £130.

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).

VIEWINGS

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
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		