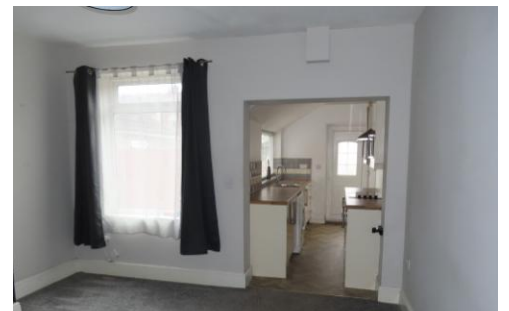
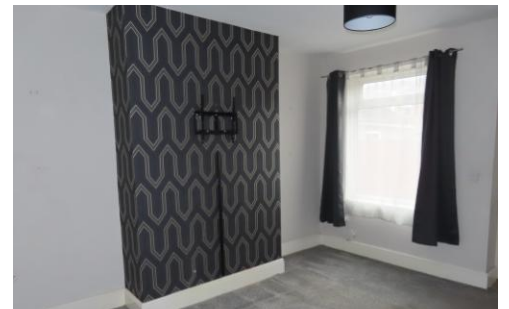




26 Henry Street
Goole, DN14 6TG

RENT £750 pcm

Property Features

- Well presented Terrace House
- 2 Reception Rooms & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Yard / Garden
- Close to all Town Centre Amenities

Full Description

THE PROPERTY

This consists of a well presented Inner Terrace House in a popular location within easy walking distance of Goole Town Centre and all local amenities.

Available immediately the property has the benefit of 2 Reception Rooms, 3 Bedrooms and Gas Central Heating and presently comprises:

GROUND FLOOR

ENTRANCE LOBBY

UPVC front door leading to:

SITTING ROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator.

LIVING ROOM 13' 3" x 12' 3" (4.04m x 3.73m)

Radiator, understairs cupboard and opening into:

KITCHEN 11' 0" x 6' 0" (3.35m x 1.83m)

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

LANDING

This is approached via the enclosed staircase from the Sitting Room and opening from the Landing are:

FRONT BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator, gas central heating boiler and cupboard overstairs.

REAR BEDROOM 11' 0" x 6' 9" (3.35m x 2.06m)

Radiator.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower over bath with side screen. Heated towel rail and part ceramic tiled walls.

SECOND FLOOR

ATTIC BEDROOM 16' 6" x 12' 6" (5.03m x 3.81m)

This is approached via a staircase from the first floor landing and has a radiator.

TO THE OUTSIDE

Yard / Garden 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.

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.

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: £750 per calendar month payable in advance.

BOND: £865 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 £170.

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

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

ENERGY PERFORMANCE CERTIFICATE

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.