



Branston

High Street, West Cowick, DN14 9EB

RENT £995 pcm

Property Features

- Fully Re-furbished Semi-Detached Bungalow
- Lounge, Dining Room / Snug & Kitchen
- 3 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, 24' Garage & Gardens
- Views over Farmland to rear



Full Description

THE PROPERTY

This consists of a fully re-furbished Semi-Detached Bungalow being situated in an excellent non-estate position in the popular residential Village of West Cowick located twixt the Towns of Goole and Selby, and ideally placed for accessing the M62 Motorway.

The Spacious and versatile accommodation which enjoys views over farmland to rear has the benefit of 2 Reception Rooms, 3 Double Bedrooms, 24' Garage and new floor coverings throughout, presently comprises:



GROUND FLOOR

ENTRANCE HALL

UPVC front door.

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

2 Radiators.

INNER HALL

Cloaks cupboard and radiator.



DINING ROOM / SNUG 13' 9" x 7' 6" (4.19m x 2.29m)

Radiator, spindled staircase to the first floor and French door to the raised patio area at the rear.

KITCHEN 10' 9" x 7' 0" (3.28m x 2.13m)

Range of new units comprising sink unit, base units with worktops having matching upstands, and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer and radiator.



BEDROOM 18' 3" x 10' 3" (5.56m x 3.12m)

2 Radiators.

BATHROOM

New white suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Radiator and part ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Dining Room / Snug, and opening from the Landing which has access into eaves storage space, are:

FRONT BEDROOM 15' 0" x 9' 3" (4.57m x 2.82m)

Radiator and Velux roof light to front.

FRONT BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m)

Radiator, Velux roof light to front and access into eaves storage space.

TO THE OUTSIDE

Brick and tiled Garage 24' x 9' 3" with up and over door to front, personal door to side, power laid on and gated driveway from High Street.

Gardens to front and rear together with raised patio area to rear which enjoys open views over Farmland.

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 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: £995 per calendar month payable in advance.

BOND: £1145 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 £225.

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 GRAPH

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.

