



Bramble Dene

Low Street, Carlton, DN14 9PJ

RENT £1,250 pcm

Property Features

- Spacious Detached House in popular Village
- 18' Lounge, Dining Room, Conservatory & Kitchen
- 4 Bedroom & 2 Bathrooms
- Gas CH, UPVC DG, Integral Garage & Gardens
- Ideal for commuting to York, Leeds & Hull



Full Description

THE PROPERTY

This consists of a Spacious Detached House being situated in an excellent non-estate position in the centre of the popular Village of Carlton which is conveniently placed for the Towns of Selby and Goole, and ideal for commuting to the Cities of York, Leeds and Hull.

The accommodation which has the benefit of 2 Reception Rooms, Conservatory, 4 Bedrooms and 2 Bathrooms presently comprises:



GROUND FLOOR

ENTRANCE HALL

Radiator with ornate cover and spindled staircase to the first floor.

CLOAKROOM

White Suite comprising low flush WC and corner washbasin with tiled splash back.

LOUNGE 18' 0" x 10' 3" (5.49m x 3.12m)

Adam style fireplace housing electric fire, 2 radiators, wall lights and opening into



DINING ROOM 9' 9" x 8' 0" (2.97m x 2.44m)

Radiator with ornate cover and French doors into

CONSERVATORY 11' 0" x 8' 3" (3.35m x 2.51m)

Radiator with French doors to rear garden

KITCHEN 10' 0" x 9' 9" (3.05m x 2.97m)

Range of units comprising sink unit, base units with worktops, wall cupboards and display wall cupboards. Built in double oven and hob with extractor over. Integrated fridge, radiator, spotlights and part ceramic tiled walls.



UTILITY ROOM 9' 9" x 5' 9" (2.97m x 1.75m)

Wall cupboards, plumbing for automatic washer and radiator. Personal door into Integral Garage and door to rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has a radiator and large airing cupboard are:

MASTER BEDROOM 14' 6" x 10' 3" (4.42m x 3.12m)

Walk in wardrobe, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator, downlighters and 2 Bathroom cabinets.

FRONT BEDROOM 14' 0" x 7' 3" (4.27m x 2.21m)

Radiator

REAR BEDROOM 9' 9" x 9' 3" (2.97m x 2.82m)

Radiator

REAR BEDROOM 9' 9" x 9' 0" (2.97m x 2.74m)

Radiator

HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin with tiled splash back and low flush WC. Radiator, part panelled walls and bathroom cabinet.

TO THE OUTSIDE

Integral GARAGE 21' 3" x 7' 6" with up and over door to front, personal door into the Utility Room, power laid on, gas central heating boiler and driveway approached from Low Street.

Gardens to front and rear with decked area to rear.

SERVICES

It is understood that Mains drainage, mains water, gas and electricity are laid to the property. There is gas fired central heating to radiators.

COUNCIL TAX

It is understood that the property is in Council Tax Band D, 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: £1250 per calendar month payable in advance.

BOND: £1440 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 £285.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		