



High Street, Rawcliffe, DN14 8QW
£650 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - A delightful period cottage style property located in the heart of Rawcliffe overlooking 'The Green' close to all of the local amenities. The cottage offers attractive accommodation throughout which perfectly blends a the traditional features with modern fittings. The ground floor comprises welcoming living room with an open arch to a dining room, fitted kitchen lies off. At first floor level there are 2 bedrooms and a large house bathroom fitted with a 4 piece suite. To the rear of the cottage is a larger than average garden, a single garage accessed from Riverside.



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Key Features

- OFFERED UNFURNISHED
- Attractive Cottage
- Central Village Location
- 2 Bedroom
- Large 4 Piece Bathroom
- Open Plan Living/Dining Room
- Fitted Kitchen
- Rear Garden + Garage
- Overlooking "The Green"
- ER-D



Energy Efficiency Rating	
Current	Potential
	86
67	

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

GROUND FLOOR

The ground floor accommodation briefly comprises of a welcoming living room with a wonderful view over 'The Green.' An open archway leads to a dining area of this open plan large room. A modern fitted kitchen includes an integral oven, hob and fridge freezer

FIRST FLOOR

On the first floor you have two bedrooms, the master is a generous double with the second also a double at the rear of the house. The large family bathroom has a 4 piece suite with a bath and separate shower cubicle, WC and wash hand basin

OUTSIDE

To the rear of the cottage is a larger than average garden with two patio/seating areas. There is also a single garage which is accessed from Riverside

ACCOMMODATION

The property is arranged over two floors and comprises:

LIVING ROOM

12'1" x 13'1" (3.7m x 4m)

DINING ROOM

13'1" x 9'10" (4m x 3m)

KITCHEN

12'5" x 6'6" (3.8m x 2m)

FIRST FLOOR

BEDROOM 1

13'1" x 11'1" (4m x 3.4m)

BEDROOM 2

13'1" x 7'10" (4m x 2.4m)

BATHROOM

12'5" x 6'6" (3.8m x 2m)

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance= £114.23. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENT NOTES

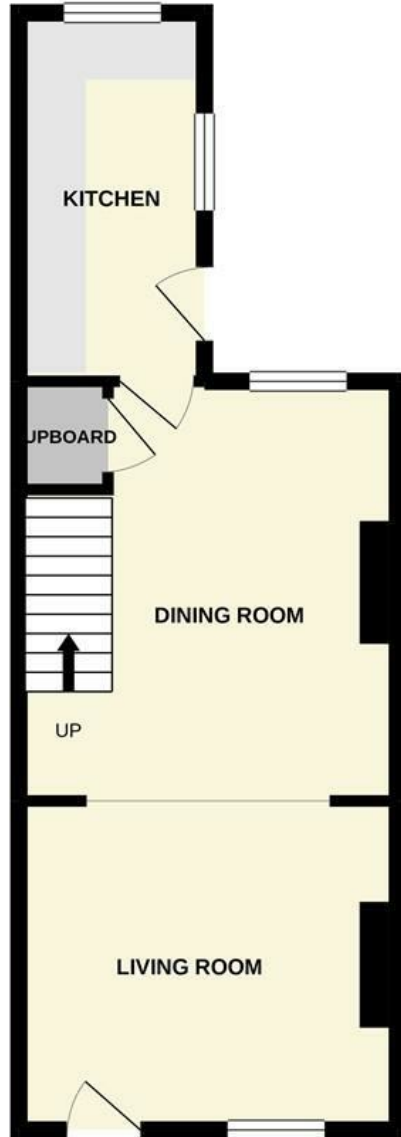
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in

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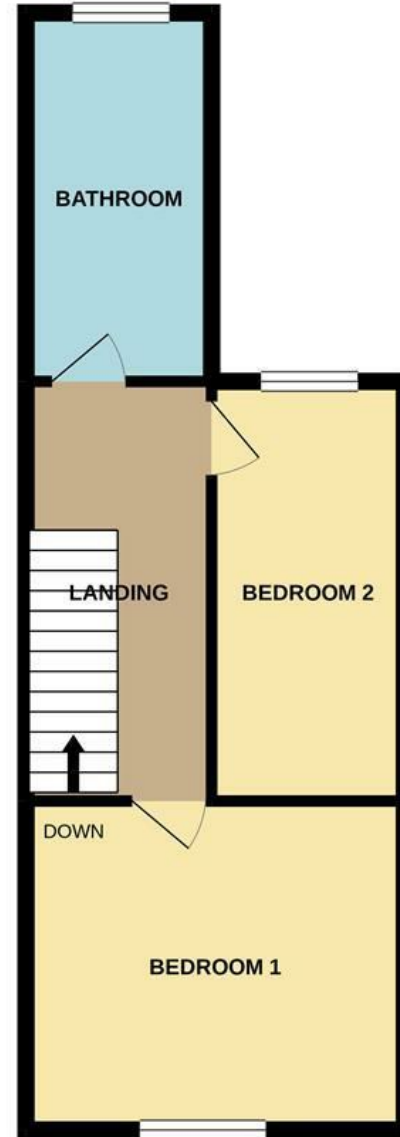
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee IZI Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



GROUND FLOOR



1ST FLOOR





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