



72 Carter Street  
Goole, DN14 6SN

**RENT £575 PCM**



# Property Features

- Redecorated Terrace House in Popular Location
- 2 Reception Rooms & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, uPVC DG & Rear Yard
- Ideally placed for all Town Centre Amenities



## Full Description

### SITUATION

When travelling out of Goole along Boothferry Road from the railway crossing in the centre of Town take the fourth left turn into Carter Street. The property will be found on the right hand side clearly marked by one of our distinctive To Let boards.

### THE PROPERTY

This consists of a good sized Terrace House being situated in a popular residential location just off Boothferry Road and within easy walking distance of all Town Centre amenities. The redecorated accommodation which extends over 3 floors presently comprises:-



### GROUND FLOOR

#### ENTRANCE

uPVC door leading to:-

#### SITTING ROOM 3.58m(11'9") x 3.43m(11'3")

Tiled fireplace with Mahogany surround and radiator.



#### INNER LOBBY

Enclosed staircase leading to the First Floor.

#### LIVING ROOM 3.66m(12'0") x 3.66m(12'0")

Adam style feature fireplace surround. Radiator and understairs cupboard.



#### KITCHEN 4.80m(15'9") x 1.98m(6'6")

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Plumbing for automatic washing machine. Part ceramic tiled walls, ceramic tiled floor and uPVC door leading to the rear yard.

## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Inner Lobby and opening from the Landing which has a built-in cupboard are:-

**FRONT BEDROOM** 3.58m(11'9") x 3.43m(11'3") (max)  
Range of mirror fronted wardrobes which leads to large storage cupboard. Radiator and built-in cupboard housing gas fired central heating boiler

**REAR BEDROOM** 3.05m(10'0") x 1.68m(5'6")  
Radiator.

### BATHROOM

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Shower over bath. Radiator and part ceramic tiled walls.

## SECOND FLOOR

**ATTIC BEDROOM** 4.72m(15'6") x 3.73m(12'3")  
This is approached via an enclosed staircase from the First Floor Landing and has radiator and dormer window to front.

### TO THE OUTSIDE

Enclosed yard to rear with garden shed.

### 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 & CONNDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property.

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: £650 payable on the signing of the Agreement.

## VIEWING

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

## HOLDING DEPOSIT PER TENANCY

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).

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

