

9 Sherburn Mews

Howden, DN14 7GS



A modern semi-detached house situated on the popular King Edgars Court development within the centre of Howden. The property has the benefit of gas central heating, double glazing and offers three bedroom accommodation with garage, drive and gardens.

- **No Pets**
- **No DSS**
- **No Smoking**
- **Unfurnished**
- **Assured Shorthold Tenancy**
- **Minimum Term: 6 months**
- **AGENCY FEES APPLY – SEE OVERLEAF**

RENT : £650 pcm
BOND : £900

Available:

25 Bridgegate
Howden
East Yorkshire
DN14 7AA

Tel: 01430 431201
Fax: 01430 432114
E-mail: howden@screetons.co.uk
Offices at Howden, Goole & Snaith

Description

This semi-detached house has the benefit of gas central heating and uPVC double glazing and offers accommodation comprising;

GROUND FLOOR ACCOMMODATION

• Entrance

Timber effect laminate floor. One central heating radiator.

• Sitting Room

Timber effect laminate floor. One central heating radiator. Blinds at windows.



• Lobby

Timber effect laminate floor. Stairway leading to the first floor. One central heating radiator.

• Cloakroom

Timber effect laminate floor. White wash hand basin and a low flush w.c. Under stairs storage cupboard.

• Kitchen/Dining room

Range of fitted base and wall units. Electric cooker and gas hob. Freestanding fridge/freezer and a washing machine. Timber effect laminate floor. One central heating radiator. Patio doors leading out to the garden.



FIRST FLOOR ACCOMMODATION

• Landing

Built in storage cupboard.

• Bedroom One

To the front elevation. One central heating radiator. Carpet.

• En-Suite

White suite comprising a shower cubicle, pedestal wash hand basin and a low flush w.c.

• Bedroom Two

To the front elevation. One central heating radiator. Carpet.

• Bathroom

White suite comprising a panelled bath with shower over, pedestal wash hand basin and a low flush w.c.



• Bedroom Three

To the rear elevation. One central heating radiator. Carpet.

OUTSIDE

• Garage

• Gardens

Driveway to the front of the property. Lawned garden with paved seating area to the rear.

VIEWINGS

Viewings are by prior appointment with Sreetons.

UTILITIES & INSURANCE

Utilities are **not** included in the rent. Tenants are responsible for payment of all utilities, including gas, electric, water and council tax (preliminary enquiries indicate that this property is Band B for council tax).

Tenants are responsible for insuring their own possessions

APPLICATION PROCEDURE & AGENCY FEES

Prospective tenants must complete a tenancy application form to be considered for this tenancy. A **£90 application fee is payable** at this stage (fee is for a maximum of 2 applicants and is non-refundable if the application is unsuccessful).

References will then be sought and credit checks obtained from a credit reference agency.

A period of 14 days must be allowed in order for the references to be obtained.

Please Note: Applications submitted with the support of a Guarantor will incur an additional charge of £72 for the referencing of the Guarantor.

If the application is successful, prior to occupation **cleared funds** of **£1694** must be paid. This is one months' rent in advance (£650) the bond (£900) and our administration fee (£144).

TENANCY TERMS & REFERENCES

- To be considered for this property, the applicant must be employed under a permanent contract (no DSS).
- No smoking is permitted inside this property.
- No pets are permitted at this property.
- Persons not listed on the application form are not permitted to live at this property without prior consent from the landlord.

The following references for prospective tenants will be obtained:-

- Employment
- Current Landlord (if applicable)
- Bank – please supply your most recent 3 months' worth of bank statements
- A credit check from a credit reference agency.

Tenants will sign an Assured Shorthold Tenancy (AST) agreement for a minimum term of 6 months.

IDENTIFICATION

Prior to occupation, tenants over 18 years of age must provide us with sight of an original identification document. Acceptable identification must be valid and current and can be one of the following:-

- Current full, signed passport
- Current UK/EU photo driving licence
- State pensions or benefits book / notification letter

ENERGY PERFORMANCE GRAPHS

