



1 The Meadows
Howden, DN14 7DU

RENT £825 pcm

Property Features

- Good sized Semi-Detached Dormer Bungalow
- 17' Lounge, Dining Room, Kitchen & Sun Room
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Garage, Car Port & Gardens
- Convenient for Hull, York, Leeds & J37 of M62

Full Description

SITUATION

1 The Meadows, Howden, Goole, DN14 7DU is located in a popular residential area and will be found by turning off Treeton Road into Buttfield Road and then second left into Buttfield Lane and the first right into The Meadows and the property is on the left hand side.

Howden is located approximately 25 miles west of Hull. York and Doncaster are within an approximate 25 mile radius and the town is located with 1 1/2 miles of access to the M62 motorway and Junction 37. National Rail links are available from Howden Railway Station.

DESCRIPTION

This Dormer Bungalow comprises Kitchen with range of units, 17ft Lounge, Dining Room, Conservatory, ground floor Bedroom and ground floor Bathroom, 2 first floor Bedrooms and first floor Bathroom. Front, side and rear gardens. Detached Garage and Car Port.

ACCOMMODATION

KITCHEN 13' 0" x 7' 11" (3.96m x 2.41m) plus 4'4" x 3'3" 14' 4" x 3' 5" (4.37m x 1.04m)

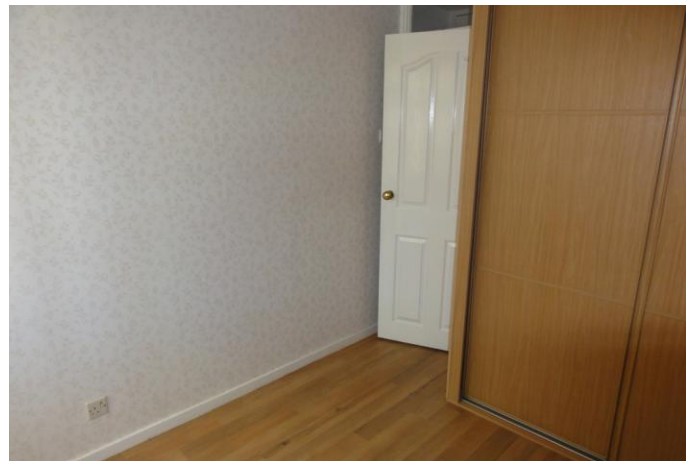
Having PVCu double glazed entrance door, PVCu double glazed windows with blinds, range of fitted units comprising enamel sink set in laminated working surface with cupboards under and incorporating 4 ring gas hob and electric double oven under and with built-in fridge and dishwasher and matching wall cupboards. Central heating radiator and floor covering.

LOUNGE 17' 7" x 11' 8" (5.36m x 3.56m)

Having PVCu double glazed window with blind, ceiling coving, fireplace with living flame coal effect gas fire inset, central heating radiator and laminate floor covering on opening onto:

DINING ROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Having ceiling coving, central heating radiator and carpeting.



SUN ROOM 15' 0" x 7' 3" (4.57m x 2.21m)

Having PVCu double glazed French Doors opening onto the rear garden, PVCu double glazed windows, central heating radiator and laminate floor covering.

GROUND FLOOR BEDROOM 10' 3" x 8' 2" (3.12m x 2.49m) to extremes including the wardrobes

Having ceiling coving, fitted wardrobes, central heating radiator and laminate floor covering.

BATHROOM 9' 0" x 4' 10" (2.74m x 1.47m)

Having PVCu double glazed window with blinds, shower cubicle with plumbed shower, vanity wash basin with cupboard under and plumbing for automatic washing machine.

STAIRCASE

Staircase and Landing carpeted and leading to:

BOILER CUPBOARD

Housing the BOSCH gas combination central heating boiler.

FRONT BEDROOM 14' 3" x 7' 9" (4.34m x 2.36m)

Having PVCu double glazed window with blinds, fitted wardrobes, walk-in cupboard, bedside and over-bed cupboards, central heating radiator and cushion floor covering.

REAR BEDROOM 15' 5" x 6' 3" (4.7m x 1.91m)

Having PVCu double glazed windows with blinds, built in wardrobes, central heating radiator and carpeting.

BATHROOM

Having PVCu double glazed window, shower cubicle with electric shower, wash basin and WC

OUTSIDE

FRONT GARDEN

Front and side open plan gardens.

CAR PORT

Drive leads to the covered Car Port.

DETACHED GARAGE 16' 6" x 8' 3" (5.03m x 2.51m)

Having up and over door.

REAR GARDEN

Enclosed rear lawn garden with greenhouse.



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.

TERMS & CONDITIONS

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: £825 per calendar month payable in advance.

BOND: £950 payable on the signing of the Agreement.

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one weeks rent and will reserve the property and then will form part of the First Months Rent on signing of the Tenancy Agreement.

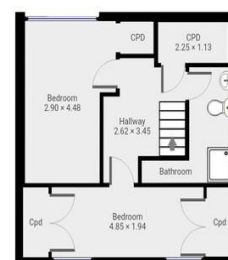
It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other deadline for Agreement as mutually agreed in writing).

For this property the Holding Deposit will be £190

FLOOR PLANS These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements