



13A Burlington Crescent
Goole, DN14 5EF

RENT £475 pcm

Property Features

- Ground Floor Flat in Converted House
- 19' Living Kitchen
- Double Bedroom
- Bathroom & Gas CH
- Ideally Placed for all Town Centre amenities



Full Description

THE PROPERTY

This consists of a Ground Floor Flat ideal for a couple or single person, being in a converted Victorian House situated close to the centre of the Inland Port Town of Goole and within walking distance of all Town Centre amenities. The accommodation comprises:

COMMUNAL GROUND FLOOR HALLWAY

Leading to:

FLAT ENTRANCE DOOR

Leading to

LIVING KITCHEN 19' 0" x 14' 0" (5.79m x 4.27m)

Range of units comprising sink unit, base unit with worktops and wall cupboards. Plumbing for auto washer. 2 Radiators, part ceramic tiled walls and large Bay window to front.

BEDROOM 14' 0" x 9' 9" (4.27m x 2.97m)

Radiator

INNER LOBBY

Leading to

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath, Radiator, part ceramic tiled walls and ceramic tiled floor.

OUTSIDE

Small communal forecourt



SERVICES

It is understood that mains drainage, mains water, gas (card meter) and electricity (card meter) 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 A, 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: £475 per calendar month payable in advance.

BOND: £545 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 £105.

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).

VIEWING

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

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		75 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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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