



46 Centenary Road
Goole, DN14 6NS

RENT £625 pcm

Property Features

- Pleasant End Terrace Bungalow ideal for Town Centre
- Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Available Immediately

Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Pasture Road. At the mini roundabout turn left into Centenary Road where the property will be found on the right handside clearly marked by one of our To Let boards.

THE PROPERTY

This consists of an End Terrace Bungalow being situated in a popular residential location within easy walking distance of the Town Centre and all local amenities.

The accommodation which has new floor coverings throughout presently comprises:

ACCOMMODATION

ENTRANCE HALL

UPVC front door and radiator.

LOUNGE 14' 9" x 11' 0" (4.5m x 3.35m)

Radiator and built in cupboard.

KITCHEN 8' 6" x 6' 3" (2.59m x 1.91m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Plumbing for auto washer. Radiator, UPVC door to side and built in cupboard housing gas central heating boiler.

FRONT BEDROOM 12' 6" x 9' 9" (3.81m x 2.97m)

Radiator

REAR BEDROOM 8' 6" x 7' 3" (2.59m x 2.21m)

Radiator

SHOWER ROOM

White suite comprising Shower cubicle, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.



TO THE OUTSIDE

Off street PARKING SPACE to side
Gardens to front & rear
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 & 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: £625 per calendar month payable in advance.

BOND: £720 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

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 £140.

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 and Environmental (CO2) Impact Rating Graphs are shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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