



Flat 1, 35 Hook Road
Goole, DN14 5JB

RENT £450 pcm

Property Features

- Ground Floor Flat in popular residential location
- 16' Living Kitchen, 15' Bedroom & Bathroom
- Gas CH, UPVC DG & Communal rear yard
- Recently re-decorated & re-carpeted
- Available Immediately



Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. The property will be found on the left handside clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a self contained Ground Floor Flat in a converted Victorian property being situated in a popular residential location within easy walking distance of all Town Centre amenities. The re-decorated and re-carpeted accommodation presently comprises:



ACCOMMODATION

COMMUNAL ENTRANCE HALL

Leading to:

FLAT ENTRANCE HALL

Leading to:



LIVING KITCHEN 16' 9" x 13' 9" (5.11m x 4.19m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Freestanding cooker. Plumbing for auto washer. Radiator, part ceramic tiled walls and walk in bay window to front.

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

Radiator and recessed hanging space.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator, part ceramic tiled walls, mirror fronted cabinet, built in cupboard and gas central heating boiler.

TO THE OUTSIDE

Communal Yard to rear.

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: £450 per calendar month payable in advance.

BOND: £515 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 £100.

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.

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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