



14 Henry Street
Goole, DN14 6TG

RENT £675 pcm

Property Features

- Superbly presented Terrace House in popular location
- Sitting Room, Living Room & Kitchen
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & rear Garden
- Close to Town Centre amenities & Available Immediately



Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the seventh left turn into Henry Street where the property will be found on the right handside clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a superbly presented Inner Terrace House situated in a popular residential location just off Boothferry Road and within easy walking distance of all Town Centre amenities. The good sized accommodation which extends over 3 floors presently comprises:



GROUND FLOOR

ENTRANCE

UPVC front door leading to:

SITTING ROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Feature fireplace, radiator and enclosed staircase leading to the first floor.



LIVING ROOM 13' 3" x 12' 0" (4.04m x 3.66m)

Radiator and understairs cupboard.

KITCHEN 11' 0" x 6' 0" (3.35m x 1.83m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Electric cooker with chimney extractor over. Plumbing for auto washer. Radiator, part ceramic walls and UPVC doors leading to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Sitting Room and opening from the Landing are:

FRONT BEDROOM 12' 0" x 11' 3" (3.66m x 3.43m)

Radiators and cupboard overstairs.

REAR BEDROOM 11' 0" x 6' 0" (3.35m x 1.83m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath. Radiator, part ceramic tiled walls and gas central heating boiler.

SECOND FLOOR

ATTIC BEDROOM 17' 0" x 12' 6" (5.18m x 3.81m)

This room is approached via an enclosed staircase from the First Floor Landing and has a radiator and large dormer window to front.

TO THE OUTSIDE

Garden to rear with 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: £675 per calendar month payable in advance.

BOND: £775 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 £155.

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 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		81 B
69-80	C		
55-68	D		
39-54	E	53 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.