



37 Salisbury Avenue
Goole, DN14 5JW

RENT £850 pcm

Property Features

- Superbly presented Townhouse in popular location
- 16' Sitting Room, Living Room & 26' Dining Kitchen
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG & hard landscaped rear Garden
- Within walking distance of all Town Centre amenities

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. Take the fifth left turn into Salisbury Avenue. 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 Victorian Townhouse being situated in a popular location just off Hook Road and within easy walking distance of all Town Centre amenities. The very spacious accommodation presently comprises:

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front door and double doors into:

HALLWAY

Radiator, understairs cupboard and spindled staircase to the first floor.

SITTING ROOM 16' 6" x 13' 3" (5.03m x 4.04m)

Feature Period fire surround with cast iron inset. Bay window to front and radiator.

LIVING ROOM 14' 0" x 11' 6" (4.27m x 3.51m)

Feature Period fire surround with cast iron inset, and radiator.

DINING KITCHEN 26' 9" x 11' 0" (8.15m x 3.35m)

Range of Shaker Style units comprising sink unit, base units with worktops, wall cupboards and pan drawers. Crockery cupboard. Island Unit. Built in Oven & Grill, and Gas Hob with extractor over. Integrated dishwasher. Large freestanding fridge freezer. Radiator and part ceramic tiled walls.



UTILITY ROOM 6' 9" x 4' 0" (2.06m x 1.22m)

Plumbing for auto washer. Gas central heating boiler, ceramic tiled floor and UPVC door to rear.

CLOAKROOM

White suite comprising low flush and hand washbasin. Heated towel rail and ceramic tiled floor.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Hallway and opening from the Landing are:

FRONT BEDROOM 16' 6" x 11' 6" (5.03m x 3.51m)

Feature cast iron fireplace, bay window to front and radiator.

FRONT BEDROOM / DRESSING ROOM 9' 9" x 5' 9"

(2.97m x 1.75m)

Range of built in wardrobes and dressing table. Radiator.

REAR BEDROOM 14' 0" x 11' 6" (4.27m x 3.51m)

Feature cast iron and tiled fireplace. Built in mirror fronted wardrobe, built in cupboard and radiator.

REAR BEDROOM 11' 3" x 9' 0" (3.43m x 2.74m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin, low flush WC and shower cubicle with twin shower heads. Heated towel rail, ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Forecourt Garden.

Enclosed Hard Landscaped Garden 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 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: £850 per calendar month payable in advance.

BOND: £980 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 £195.

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		
69-80	C		78 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