



19 Recreation Road  
Selby, YO8 5AL

**RENT £795 pcm**

# Property Features

- Good sized Terrace House close to Town Centre
- Lounge & Kitchen
- 3 Bedrooms & Bathroom with shower over bath
- Gas CH, UPVC DG, Forecourt & rear Yard
- Within walking distance of all local amenities

## Full Description

### SITUATION

From Selby Town Centre take the Old A19 over the Toll Bridge into Barlby Road. Take the fourth right turn into Recreation Road where 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 Inner Terrace House being situated in a popular location within easy walking distance of Selby Town Centre and all amenities. The good sized accommodation presently comprises:

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

#### LOUNGE 14' 0" x 12' 9" (4.27m x 3.89m)

Feature cast iron fireplace, radiator and understairs cupboard.

#### KITCHEN 12' 0" x 9' 6" (3.66m x 2.9m)

Range of units comprising sink unit, base units with worktops with matching upstands, drawer unit and wall cupboards. Built in oven and induction hob with chimney extractor over. Plumbing for auto washer. Radiator and cupboard housing gas central heating boiler.

#### BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath and heated towel rail.





### REAR ENTRANCE LOBBY

UPVC doors leading to the rear yard.

### FIRST FLOOR

#### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

#### FRONT BEDROOM 14' 0" x 12' 9" (4.27m x 3.89m)

Radiator and leading to:

#### BOX ROOM

#### REAR BEDROOM 12' 0" x 8' 9" (3.66m x 2.67m)

Radiator and built in cupboard.

#### REAR BEDROOM 8' 6" x 6' 9" (2.59m x 2.06m)

Radiator.

#### TO THE OUTSIDE

Small forecourt and enclosed 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 Selby District 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: £795 per calendar month payable in advance.

BOND: £915 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 £180.

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.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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 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