



47 Mulberry Gardens
Goole, DN14 5DG

RENT £725 pcm

Property Features

- Inner Terrace Townhouse in popular Town centre location
- 14' Lounge & Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Recently re-decorated with new floor coverings throughout



Full Description

SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking Carlisle Street which runs into Mulberry Gardens. The property will be found on the right handside clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of an Inner Terrace Townhouse being situated on a modern development close to Goole Town Centre and within walking distance of all local amenities. The good sized accommodation which has been re-decorated and has new floor coverings throughout presently comprises:



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 14' 0" x 10' 9" (4.27m x 3.28m)

Bay window to front, radiator and understairs cupboard.



DINING KITCHEN 11' 3" x 9' 9" (3.43m x 2.97m)

Range of Shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in electric oven and gas hob with chimney extractor over. Freestanding fridge freezer & dishwasher. Plumbing for auto washer. Radiator and part ceramic tiled walls.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin with tiled splash back.



REAR ENTRANCE HALL

Radiator and UPVC door to rear.

FIRST FLOOR

LANDING

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

FRONT BEDROOM 13' 9" x 12' 6" (4.19m x 3.81m)

Radiator and cupboard overstairs housing gas central heating boiler.

REAR BEDROOM 11' 3" x 8' 3" (3.43m x 2.51m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Off Street PARKING SPACE to front together with Visitor Parking Space having access from Mulberry Gardens.

Forecourt Garden

Enclosed lawned Garden to rear with patio area and new 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: £725 per calendar month payable in advance.

BOND: £835 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 £165.

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		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		