



30 Manuel Street
Goole, DN14 6TH

RENT £625 pcm

Property Features

- Good Sized Terraced House in Popular Location
- Sitting Room, Living Room & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Rear Garden
- Within Walking Distance of Town Centre Amenities



Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the eighth left turn into Manuel 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 good sized Terrace House being situated in a popular residential location just off Boothferry Road, and within easy walking distance of the Town Centre and all local amenities. The accommodation presently comprises:



GROUND FLOOR

ENTERANCE PASSAGE

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

SITTING ROOM 11' 3" x 9' 0" (3.43m x 2.74m)

Radiator



LIVING ROOM 12' 3" x 12' 0" (3.73m x 3.66m)

Radiator and understairs cupboard.

KITCHEN 11' 3" x 6' 3" (3.43m x 1.91m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Beko free standing cooker. Plumbing for auto washer with extractor over. Radiator, part ceramic tiled walls and upvc door to rear.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator and cupboard over stairs.

REAR BEDROOM 12' 3" x 12' 3" (3.73m x 3.73m)

Radiator and cupboard housing gas central heating boiler.

BATHROOM

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

TO THE OUTSIDE

Enclosed 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.

None of the services or associated appliances have been checked or tested.

COUCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

TERMS AND 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: £625 per calendar month payable in advance.

BOND: £720 payable on the signing of the Agreement.

VIEWINGS

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 £140.

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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		