28 Victoria Street

Goole, DN14 5EX

RENT £625 pcm

Property Features

- Good sized End Terrace House close to Town Centre

- Sitting Room, Living Room & 18' Kitchen

- 2 Bedrooms, Study & Bathroom

- Gas CH, UPVC DG & Enclosed rear Yard

- Within easy walking distance of all local amenities

Full Description

SITUATION
The property is best approached from the Clock Tower roundabout in the centre of Goole by talking Carlisle Street and then forking immediately right into Victoria Street. 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 End Terrace House being situated in a popular location within easy walking distance of all Town Centre amenities. The accommodation presently comprises:

GROUND FLOOR

ENTRANCE PASSAGE
Composite front door, radiator and enclosed staircase to the first floor.

SITTING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)
Radiator.

LIVING ROOM 13' 6" x 12' 0" (4.11m x 3.66m)
Radiator

KITCHEN 18' 3" x 7' 0" (5.56m x 2.13m)
Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, understairs cupboard 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 15' 6" x 12' 0" (4.72m x 3.66m)
Radiator and built in cupboard.

REAR BEDROOM 13' 6" x 9' 9" (4.11m x 2.97m)
Radiator.

STUDY AREA 13' 3" x 7' 0" (4.04m x 2.13m)
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 with side screen. Radiator and part ceramic tiled walls.

TO THE OUTSIDE
Enclosed Rear Yard.

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: £625 per calendar month payable in advance.

BOND: £720 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.
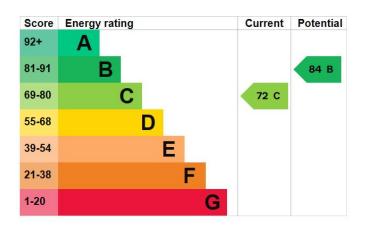
HOLDING DEPOSIT

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 £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 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		