



114 Jackson Street
Goole, DN14 6DH

RENT £725 pcm

Property Features

- Spacious Terrace House close to Town Centre
- Sitting Room, Living Room, Kitchen & Utility
- 4 Bedroom & Bathroom
- Gas CH, UPVC DG and Enclosed Rear Yard
- Within walking distance of all local amenities

Full Description

SITUATION

From the railway crossing traffic lights in the centre of Goole take Boothferry Road out of Town. Take the second right turn into Jackson 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 well presented Inner Terrace House being situated in a popular residential location just off Boothferry Road and within easy reach of all Town Centre amenities. The spacious re-decorated accommodation which extends over 3 floors presently comprises:

ENTRANCE

UPVC door leading to:

SITTING ROOM 17' 6" x 12' 3" (5.33m x 3.73m)

Feature fire surround, bay window to front, radiator and spindled staircase leading to the first floor.

LIVING ROOM 12' 9" x 12' 3" (3.89m x 3.73m)

Ornate fire surround housing electric fire, and radiator.

KITCHEN 14' 6" x 7' 3" (4.42m x 2.21m)

Range of units comprising sink unit and base units with worktops and tile upstand. Built in oven and ceramic hob. Radiator and UPVC door to the rear yard.

UTILITY ROOM 7' 3" x 5' 3" (2.21m x 1.6m)

Worktop with plumbing for auto washer under.

FIRST FLOOR

LANDING

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



FRONT BEDROOM 12' 6" x 12' 0" (3.81m x 3.66m)

Radiator.

REAR BEDROOM 10' 3" x 5' 9" (3.12m x 1.75m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin with tiled splash back and low flush WC. Electric shower over bath with side screen. Radiator and part ceramic tiled walls.



SECOND FLOOR

LANDING

This is approached via the spindled staircase from the first floor landing and opening from the second floor landing are:

FRONT BEDROOM 12' 6" x 9' 6" (3.81m x 2.9m)

Built in cupboard overstairs, radiator and Velux roof light.



REAR BEDROOM 12' 6" x 8' 9" (3.81m x 2.67m)

Radiator and Velux roof light.



TO THE OUTSIDE

Forecourt

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 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: £830 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 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		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		