



90 Jefferson Street
Goole, DN14 6SJ

RENT £800 pcm

Property Features

- Refurbished Terrace House ideal for Town Centre
- Living Room, Dining Room & 16' Breakfast Kitchen
- 5 Bedrooms & Refurbished Bathroom
- Gas CH, UPVC DG & 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 third left turn into Jefferson 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 refurbished 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 spacious re-decorated accommodation which has new carpets and extends over 3 floors presently comprises:

GROUND FLOOR

ENTRANCE LOBBY

UPVC framed front door leading to:

ENTRANCE HALL

Radiator, understairs cupboard and spindled staircase to the first floor.

LIVING ROOM 12' 6" x 11' 9" (3.81m x 3.58m)

Ornate fire surround housing Wood Burner effect electric fire, radiator and opening into:

DINING ROOM 12' 3" x 11' 0" (3.73m x 3.35m)

Fireplace recess and radiator.

REFURBISHED BREAKFAST KITCHEN 16' 0" x 9' 9" (4.88m x 2.97m)

Extensive range of Shaker style units comprising Twin Bowl sink unit, base units with worktops and wall cupboards. New World range cooker with chimney extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and UPVC framed door to the rear yard.



FIRST FLOOR

LANDING

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

FRONT BEDROOM 16' 6" x 12' 0" (5.03m x 3.66m)

Radiator.

REAR BEDROOM 12' 3" x 10' 9" (3.73m x 3.28m)

Radiator.

REAR BEDROOM 9' 9" x 7' 6" (2.97m x 2.29m)

Radiator.

REFURBISHED BATHROOM

New white contemporary suite comprising panelled in bath, vanity washbasin and low flush WC. Shower with twin shower heads over bath and shower screen. Heated towel rail and ceramic tiled walls.

SECOND FLOOR

LANDING

This is approached via a spindled staircase from the first floor landing and opening from the second floor landing which has a Velux roof light are:

FRONT BEDROOM 15' 6" x 11' 9" (4.72m x 3.58m)

Cottage style window to front and radiator.

REAR BEDROOM 9' 6" x 8' 9" (2.9m x 2.67m)

Radiator and Velux roof light.

TO THE OUTSIDE

Small forecourt.

Yard to rear with Store and covered Seating Area.

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.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

RENT & BOND

RENT: £800 per calendar month payable in advance.

BOND: £920 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).

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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 and 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.