



Swallow Cottage,
Station Road, North Howden, DN14 7LF

RENT £675 pcm

Property Features

- Stunning Cottage style Bungalow in rural Hamlet
- 18' Lounge Diner & Kitchen with appliances
- 14' Bedroom & Bathroom
- Central heating, UPVC DG, Rear Courtyard & Parking
- Ideally placed for York, Hull, Howden Station & J37 of M62



Full Description

SITUATION

From Howden take the B122 (Station Road) to North Howden where Swallow Cottage will be found on the left handside just before the railway crossing and clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a stunning Cottage style Bungalow being situated on the edge of the rural Hamlet of North Howden which is ideally placed for York, Hull, Howden Station and J37 of the M62 motorway. The good sized accommodation presently comprises:



ACCOMMODATION

ENTRANCE LOBBY

Composite front door, radiator and built in cupboard housing electric combination central heating boiler.

LOUNGE DINER 18' 9" x 14' 3" (5.72m x 4.34m)

Feature Timber fire surround housing electric stove. Vaulted ceiling, 2 radiators, 2 wall lights and folding patio doors leading to the rear courtyard.



INNER LOBBY

Ceramic tiled floor.

KITCHEN 10' 9" x 7' 9" (3.28m x 2.36m)

Range of units comprising sink unit, base units with Oak worktops, and large drawers. Built in oven and ceramic hob. Beko fridge/freezer. Hoover auto washer. Radiator, part ceramic tiled walls and ceramic tiled floor.

BEDROOM 14' 3" x 10' 9" (4.34m x 3.28m)

Built in wardrobes and radiator.



BATHROOM

White contemporary suite comprising "P" shaped bath, vanity washbasin and low flush WC with concealed cistern. Mixer tap shower over bath with side screen. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Gated Parking Space to rear.

Small forecourt and enclosed walled Courtyard to rear with wood burning stove, fitted seats and table.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a shared Septic Tank. There is electric 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 B, which is payable to the East Riding of Yorkshire Council.

VIEWING

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

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: £675 per calendar month payable in advance.

BOND: £775 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 £150.

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.

