



2 Saffron Drive
Snaith, DN14 9LJ

RENT £750 pcm

Property Features

- Well presented Detached Bungalow in sought after Town
- 17' Lounge, Dining Room & Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Garage & Gardens
- Ideally placed for Goole, Selby & M62 Motorway



Full Description

SITUATION

From Goole take the A614 and then the A1041 to Snaith. On entering this popular small Town along Cowick Road take the first right turn into Saffron Drive. At the "T" Junction turn left and the property will be found on the right handside clearly marked by one of our To Let boards.

THE PROPERTY

This consists of a well presented Detached Bungalow being situated in a popular location on the edge of the sought after small Town of Snaith and ideally placed for Goole, Selby and the M62 Motorway. The good sized accommodation presently comprises:

ACCOMMODATION

SIDE ENTRANCE HALL

UPVC door, radiator, wall light and cloaks cupboard.

LOUNGE 17' 9" x 12' 0" (5.41m x 3.66m)

Adam style fireplace housing living flame gas fire. Radiator, 3 wall lights and opening into:

DINING ROOM 11' 0" x 8' 0" (3.35m x 2.44m)

Radiator.

KITCHEN 9' 9" x 9' 0" (2.97m x 2.74m)

Range of shaker style units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for auto washer. Radiator, downlighters and UPVC framed door to side.

REAR BEDROOM 13' 0" x 10' 6" (3.96m x 3.2m)

Radiator.



REAR BEDROOM 11' 3" x 9' 3" (3.43m x 2.82m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Radiator and downlighters.

TO THE OUTSIDE

Attached GARAGE with up and over door to front, personal door from the rear Garden and block paved driveway approach from Saffron Drive.

Hard Landscaped block paved front Garden.

Enclosed lawned Garden 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 C, which is payable to the East Riding of Yorkshire Council.

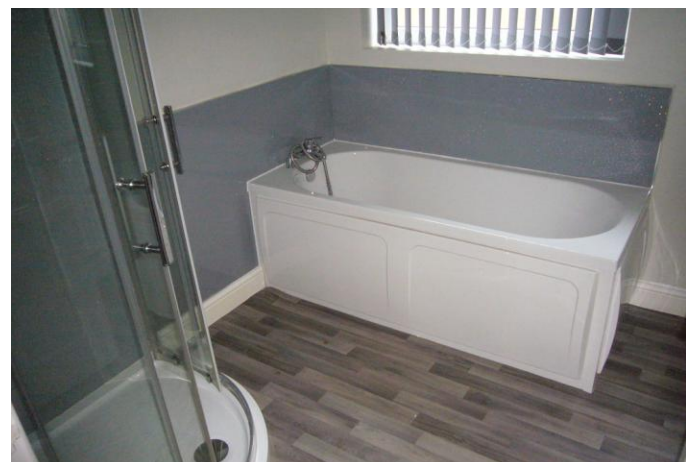
TERMS & CONDITIONS

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: £750 per calendar month payable in advance.

BOND: £865 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 £170.

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 Tenancy Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

VIEWING

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

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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