



40 Town End Avenue
Carlton, DN14 9NR

RENT £850 pcm

Property Features

- Superbly presented Semi-Detached Dormer Bungalow
- 17' Lounge, Kitchen & Bathroom
- Master Bedroom with Shower Room & 2 further Bedrooms
- Gas CH, UPVC DG, Off Street Parking & Gardens
- Popular Village convenient for York, Leeds & Hull



Full Description

SITUATION

From Selby take the A1041 to Carlton and entering the Village along Station Road take the second left turn into Town End Avenue. The property will be found on the right handside clearly marked by one of our To Let boards.

THE PROPERTY

This consists of a superbly presented Semi-Detached Dormer Bungalow being situated in a popular location towards the edge of the Village of Carlton and within easy reach of the Cities of York, Leeds and Hull. The good sized accommodation presently comprises:



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE 17' 3" x 10' 9" (5.26m x 3.28m)

Recessed fireplace housing cast iron wood burning stove on stone hearth. Radiator.



KITCHEN 11' 9" x 9' 0" (3.58m x 2.74m)

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboard. Zanussi Cooker and auto washer. Radiator, part ceramic tiled walls, built in cupboard and UPVC framed door to the rear Garden.

FRONT BEDROOM 10' 9" x 10' 6" (3.28m x 3.2m)

Radiator and understairs cupboard.

FRONT BEDROOM 8' 9" x 7' 9" (2.67m x 2.36m)

Radiator.



BATHROOM

White contemporary suite comprising panelled in bath, vanity washbasin and low flush WC with concealed cistern. Electric shower over bath with folding side screen. Heated towel rail.

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a large built in wardrobe and cupboard housing gas central heating boiler is the:



MASTER BEDROOM 14' 6" x 8' 9" (4.42m x 2.67m)

Radiator, and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal washbasin and low flush WC. Heated towel rail and access into eaves storage space.



TO THE OUTSIDE

Block paved OFF STREET PARKING to side with access from Town End Avenue.

Hard landscaped front Garden.

Enclosed lawned Garden to rear with patio 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 B, 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: £850 per calendar month payable in advance.

BOND: £980 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 £195.

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.



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