



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

23 SELBY ROAD, HOWDEN, DN14 7JW
RENT £1,350 PCM





SITUATION

From Market Place in the centre of Howden turn left into Bridgegate and then take the second right turn into Northolmby Street. Proceed around the left hand bend into Selby Road 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 spacious Detached House being situated towards the edge of the sought after Minster Town of Howden which is ideally placed for commuting to the Cities of Hull, York and Leeds, and is within 2 miles of J37 of the M62 Motorway. The extremely well presented accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and spindled staircase to the first floor.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Radiator and ceramic tiled floor.



LOUNGE 16' 0" x 10' 9" (4.88m x 3.28m)

Feature fire surround housing log effect gas fire inset and radiator.

STUDY / SNUG 9' 3" x 9' 0" (2.82m x 2.74m)

Radiator and storage cupboard.

LIVING DINING KITCHEN 27' 9" x 11' 0" (8.46m x 3.35m)

Range of units comprising sink unit, base units with worktops and matching upstands, and wall cupboards. Built in oven, grill and gas hob with extractor over. Integrated dishwasher, fridge and freezer. 2 radiators, ceramic tiled floor and French doors to the rear garden.



UTILITY ROOM 6' 0" x 6' 0" (1.83m x 1.83m)

Range of units comprising sink unit, base unit with worktops and matching upstands, and wall cupboard housing gas central heating boiler. Ceramic tiled floor and composite door to the rear Garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has airing cupboard housing Kingspace boiler, are:

MASTER BEDROOM 12' 9" x 10' 3" (3.89m x 3.12m)

Range of built in wardrobes, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Heated towel rail and ceramic tiled floor.

FRONT BEDROOM 12' 9" x 11' 6" (3.89m x 3.51m)

Radiator and leading to Jack and Jill Shower Room

FRONT BEDROOM 12' 9" x 11' 0" (3.89m x 3.35m)

Radiator and leading to Jack and Jill Shower Room.

JACK AND JILL SHOWER ROOM

White suite comprising Shower cubicle, vanity washbasin and low flush WC. Heated towel rail and ceramic tiled floor.

REAR BEDROOM 10' 9" x 9' 6" (3.28m x 2.9m)

Radiator.





HOUSE BEDROOM

White suite comprising panelled in bath, vanity washbasin and low flush WC. Heated towel rail, part ceramic tiled walls and ceramic tiled floor.

TO THE OUTSIDE

Brick and tiled GARAGE 19' 6" x 10' 3" with up and over door, power laid on and driveway approach from Knox Avenue which provides ample Off Street Parking.

Gardens to front and 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 E, 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.



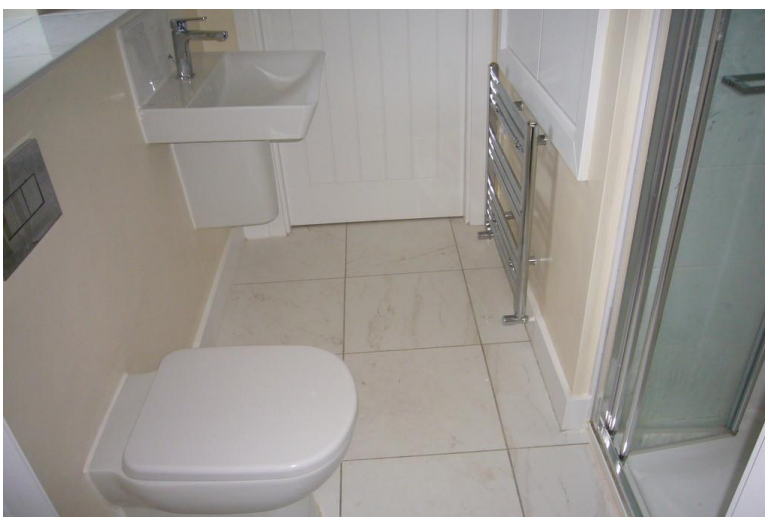
VIEWING

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

RENT & BOND

RENT: £1350 per calendar month payable in advance.

BOND: £1555 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 £310.

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).

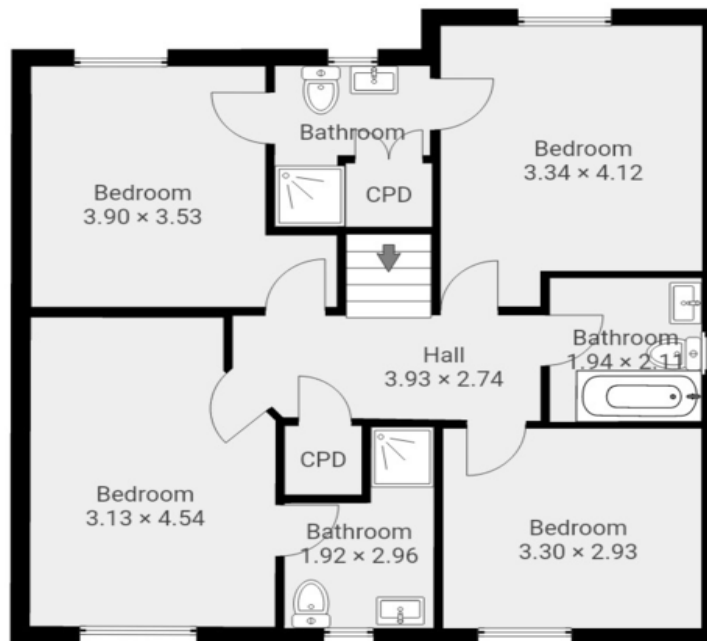
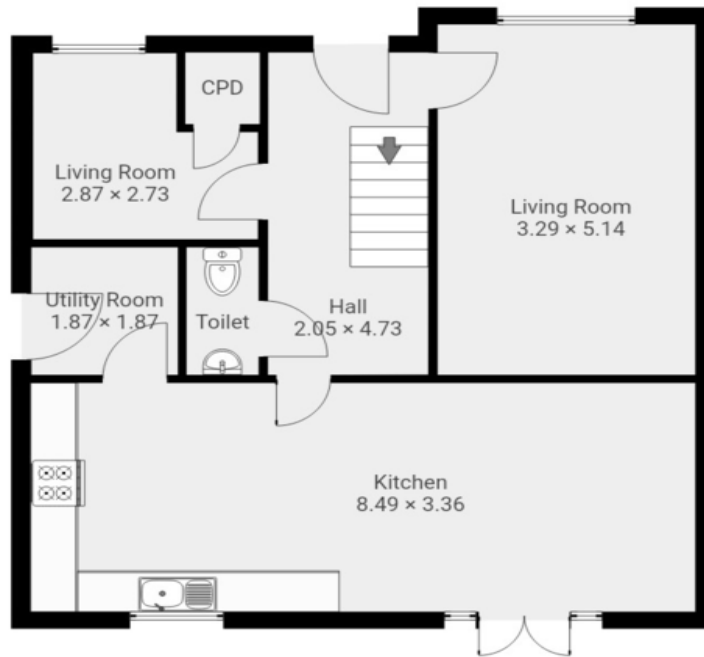
ENERGY PERFORMANCE GRAPHS

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 PLAN

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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