



15 High Street
Rawcliffe, DN14 8QQ

RENT £675 pcm

Property Features

- Fully refurbished Terrace Cottage in popular Village
- Lounge & 17' Dining Kitchen with new units
- 2 Bedrooms & Bathroom with new suite
- Gas CH & Rear Yard
- Within 4 miles of J36 of M62 Motorway

Full Description

SITUATION

From Goole take the A164 to Rawcliffe. On entering the Village proceed along High Street past the Village Green and Church on the left hand side and then around the sharp right hand bend. The property will be found on the left hand side of High Street and clearly marked by one of our distinctive To-Let boards.

THE PROPERTY

This consists of a fully refurbished Terrace Cottage being situated in the popular residential Village of Rawcliffe which is ideally placed for the Towns of Goole, Thorne and Selby and within 4 miles of J36 of the M62. The superbly presented accommodation which has new floor coverings throughout presently comprises:

GROUND FLOOR

ENTRANCE

Timber panelled entrance door leading to:

LOUNGE 13' 6" x 9' 9" (4.11m x 2.97m)

Rustic brick lined recessed fireplace housing cast iron Wood Burning Stove on flagged hearth. Beamed ceiling, radiator, downlighters and uplighters.

DINING KITCHEN 17' 6" x 9' 0" (5.33m x 2.74m)

Range of new units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and ceramic hob with chimney extractor over. Wall cupboard housing gas central heating boiler. Beamed ceiling, radiator, downlighters, uplighters and staircase leading to the first floor.



BATHROOM

New white suite comprising panelled in bath pedestal washbasin and low flush WC. Shower over bath with side screen. Heated towel rail and downlighters.

REAR LOBBY

Radiator, built in cupboard and door leading to the rear Yard.

FIRST FLOOR

LANDING

This is approached via the staircase from the Dining Kitchen and opening from the Landing are:

FRONT BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m)

Original cast iron feature fire grate and radiator.

REAR BEDROOM 9' 6" x 8' 6" (2.9m x 2.59m)

Radiator.

TO THE OUTSIDE

Small Yard 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 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.

RENT & BOND

RENT: £675 per calendar month payable in advance.

BOND: £775 payable on the signing of the Agreement.



VIEWING

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

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 £155.

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.

