



5 Lodge Gardens  
Snaith, DN14 9HH

**RENT £900 pcm**

# Property Features

- Good sized Semi-Bungalow in small quiet cul-de-sac
- 16' Lounge & Kitchen
- 4 Bedrooms & Bathroom
- Gas CH, UPVC DG, 21 Garage & Gardens
- Close to centre of the popular small Town of Snaith

## Full Description

### SITUATION

From Goole take the A614 and then the A1041 into Snaith. On entering this popular small Town along Cowick Road proceed to the mini roundabout and then turn right into Selby Road. Turn immediately left into Market Place and then take the first left turn into Lodge Gardens. The property will be found on the right hand side clearly marked by one of our distinctive To Let boards.

### THE PROPERTY

This consists of a good sized Semi-Detached Bungalow being situated in a small quiet cul-de-sac in the centre of the popular small Town of Snaith which has a good selection of amenities and is ideally placed for the larger Towns of Goole and Selby and for commuting to the Cities of York, Leeds and Hull. The redecorated accommodation presently comprises:-

### GROUND FLOOR

#### ENTRANCE

UPVC door leading to:

#### KITCHEN 13' 6" x 9' 6" (4.11m x 2.9m)

Range of units comprising sink unit, base units with worktops, wall cupboards and larder unit. Rangemaster Cooker. Plumbing for auto washer. Radiator, part ceramic tiled walls and ceramic tiled floor.

#### LOUNGE 16' 3" x 13' 6" (4.95m x 4.11m)

Feature electric fire, radiator, French door to front and spindled staircase to the first floor.





## INNER LOBBY

REAR BEDROOM 13' 6" x 10' 3" (4.11m x 3.12m)

Radiator.

REAR BEDROOM 10' 3" x 7' 9" (3.12m x 2.36m)

Radiator.

REAR BEDROOM 10' 3" x 7' 6" (3.12m x 2.29m)

Radiator.

## CLOAKROOM

White low flush WC and pedestal washbasin.

## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Lounge and opening from the Landing are:

BEDROOM 15' 0" x 12' 9" (4.57m x 3.89m)

Radiator, built in cupboard, radiator, downlighters and 2 Velux roof lights.

## BATHROOM

White suite comprising freestanding Roll Top Bath, vanity washbasin, low flush WC and shower cubicle. Radiator, downlighters, part ceramic tiled walls and Velux roof light.

## TO THE OUTSIDE

Concrete sectional GARAGE 21' 6" x 9' 3" with up and over door to front, personal door into the rear garden and driveway from Lodge Gardens

## CAR PORT

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 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: £900 per calendar month payable in advance.

BOND: £1030 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 £200.

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.



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